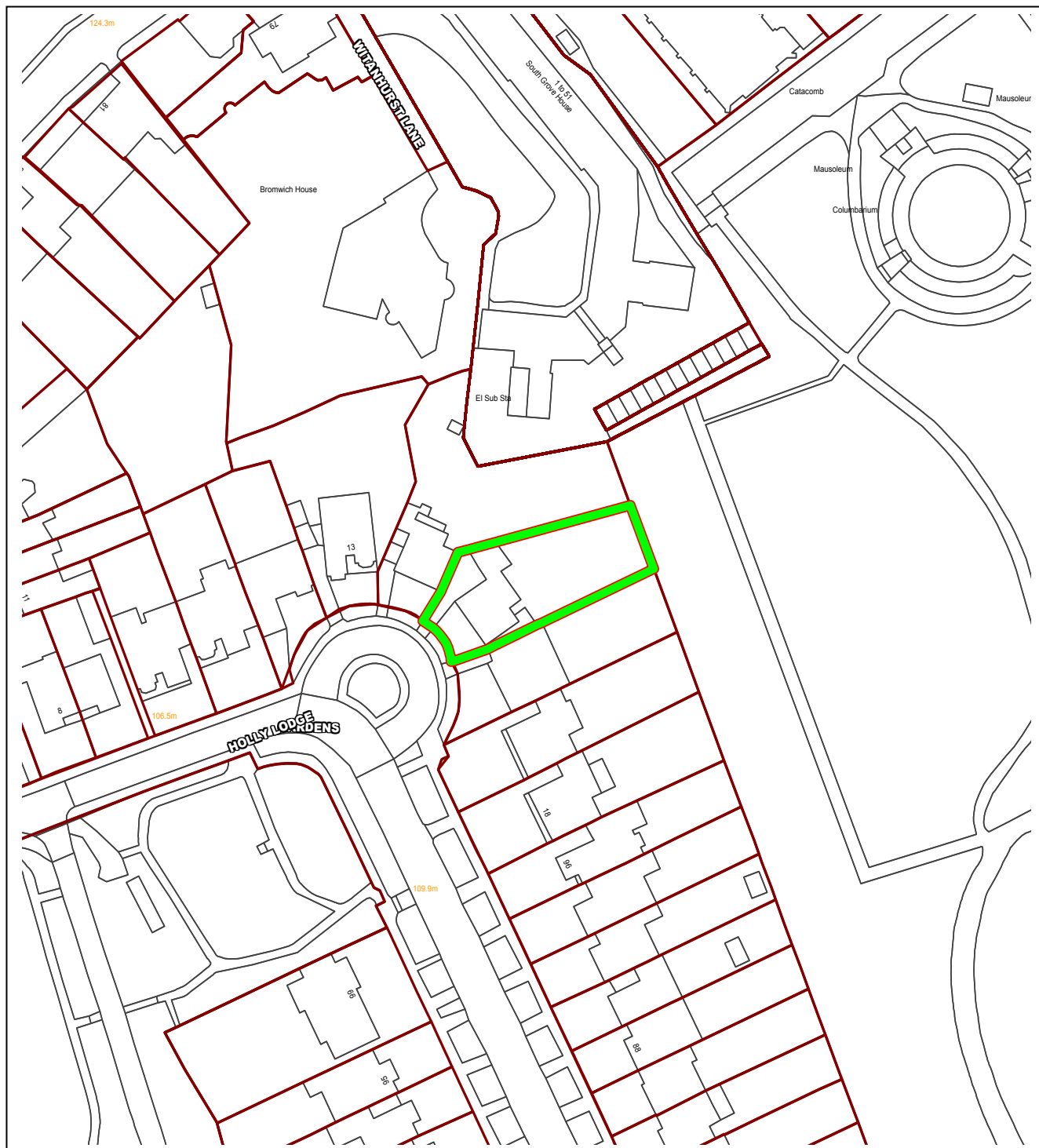


15 Holly Lodge Gardens



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

Site Photos / drawings:



1. Aerial view of the rear of the property



2. Wider aerial view of the rear of the properties along Holly Lodge Gardens



3. Front elevation



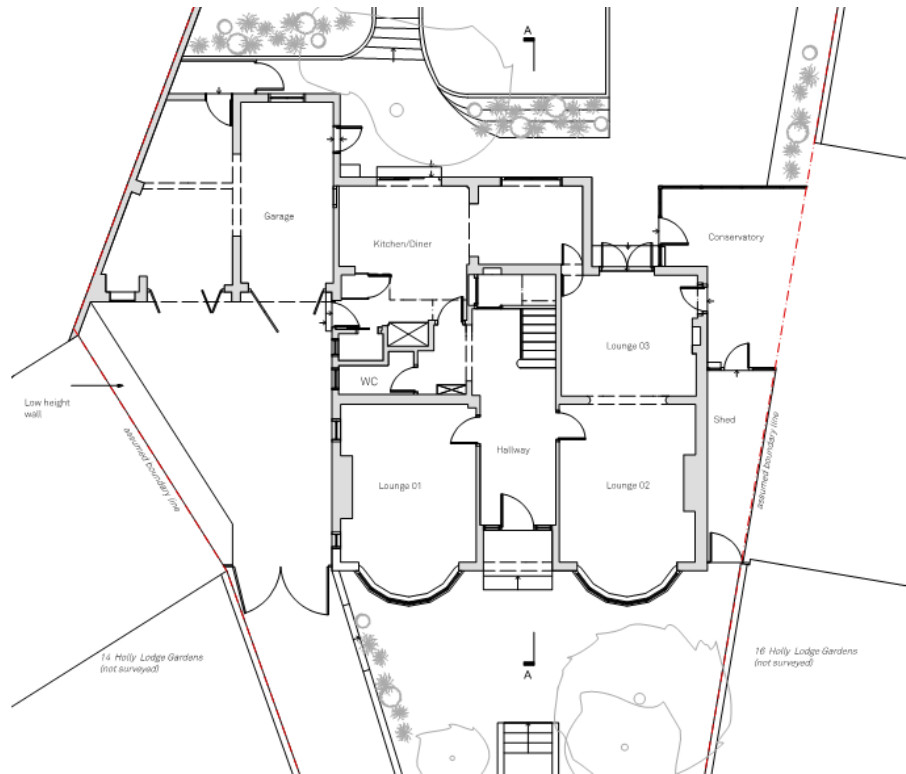
4. Existing rear elevation of site (pre-existing top and existing)



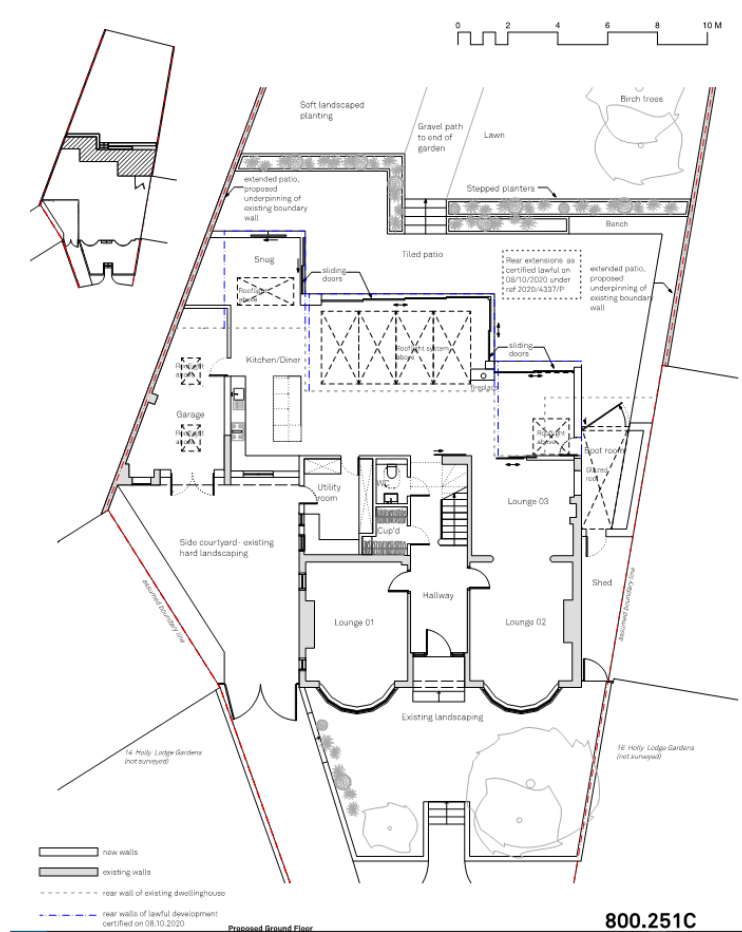
5. Existing rear elevation



6. Proposed rear elevation



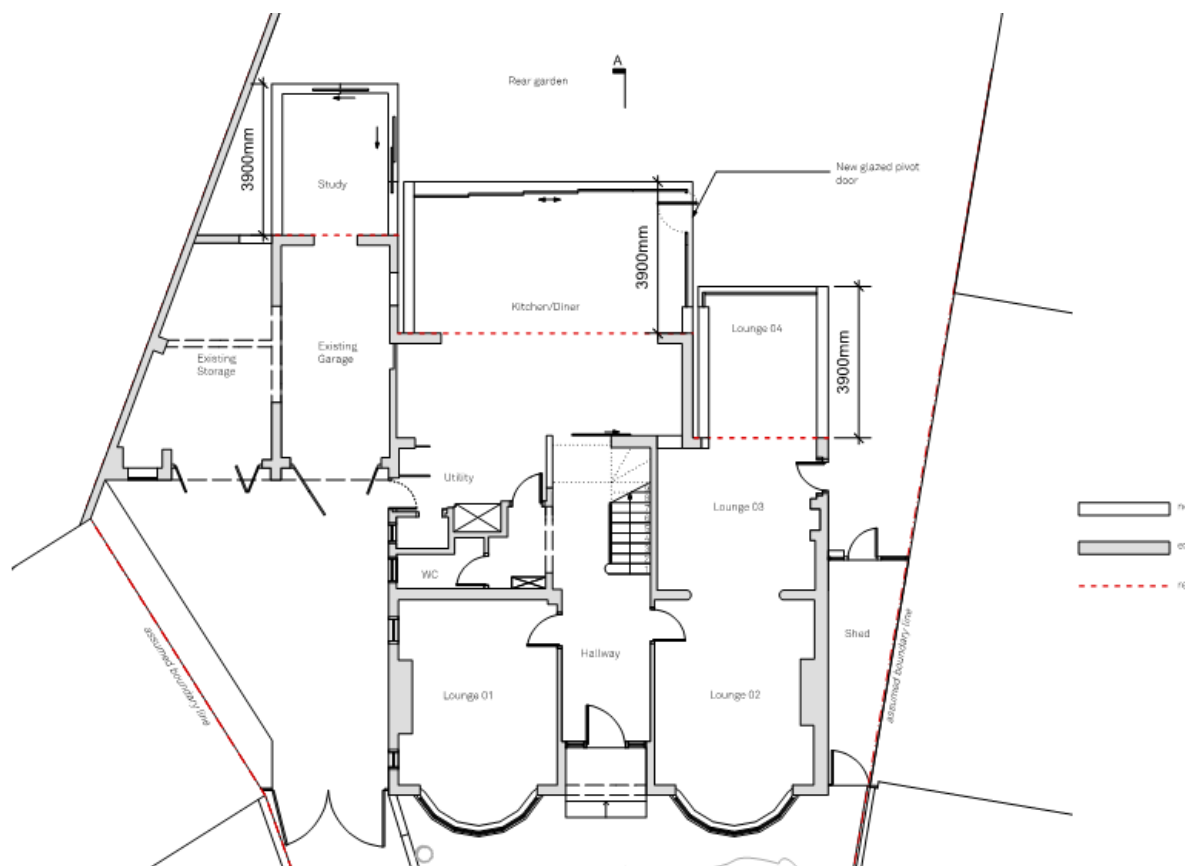
7. Existing ground floor



8. Proposed ground floor



9. Rear elevation approved under Lawful Development Certificate 2020/4337/P



10. Ground floor approved under Lawful Development Certificate 2020/4337/P

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date: 10/02/2021	
		NA		Consultation Expiry Date: 17/01/2021	
Officer			Application Number(s)		
Josh Lawlor			2020/5325/P		
Application Address			Drawing Numbers		
15 Holly Lodge Gardens London N6 6AA			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single-storey rear extension, glazed side extension, alterations to rear/side fenestration and elevations.					
Recommendation:		Grant conditional planning permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	0	No. of objections	0
Summary of consultation:		Site notices were displayed near to the site on the 16/12/2020 (expiry 09/01/2020) The application was also publicised in the local press from 17/12/2020 (expiry 10/01/2020) No responses received			
Hampstead CAAC		The Holly Lodge CAAC made the following objection: 1. The first floor rear windows are to be sliding windows which are not typical of the estate. Officer response to points 1: 1. See section 4.4			

Site Description

The application building is a two storey (plus loft) detached dwelling house located towards the northern end of the Holly Lodge Estate. The building features semi-circular bow windows, timber detailing to the front gable and tall chimneys. These details reflect inspiration of the Arts and Crafts and Garden City Movement. The rear elevation is utilitarian in style but understood to be original to the building despite its markedly different appearance to the front elevation. A single storey rear conservatory is understood to be the only later addition to the rear.

The building is located within the Holly Lodge Conservation area and identified as making a positive contribution to the character and appearance of the conservation area. The Holly Lodge Estate is a distinctive planned development in the Garden Suburb tradition, dating to the interwar period (1920's) and located on the south facing slopes below Highgate Village. There is a homogeneity to the original design of the buildings which lends a strong sense of place.

The site is also located within the Highgate Neighbourhood Plan area.

Relevant History

2019/0585/P Erection of roof extension, two-storey rear extension, part one storey part two storey side extension, rooflights, associated alterations, demolition of the existing rear addition and garage. **Withdrawn 25/03/2019**

Withdrawn due to Officers raising concerns over scale, massing relationship to character and style of the building and wider conservation area.

2019/5357/P Erection of part two part single storey rear extension, a single storey side extension to eastern elevation and two storey side extension to western elevation, formation of crown roof extension, roof lights, replacement windows and gate, demolition of existing extensions **Refused 11/03/2020 & Dismissed at Appeal Red: APP/X5210/D/20/3249459 dated 11/03/2020**

Reason for refusal:

The proposed extensions, by reason of their design, massing, scale, siting, excessive size and choice of materials would be harmful to the character and appearance of the arts and crafts style host building and neither preserve nor enhance the Holly Lodge Conservation Area, contrary to the policies D1 and D2 of the London Borough of Camden Local Plan (2017) and policies DH2, DH3 and DH4 of the Highgate Neighbourhood Development Plan (2017).

In dismissing the appeal the Inspector found that:

'The development over and above the existing additions would result in oversized and disproportionate additions'. The Inspector found that the 'proposed flat roof would be inconsistent with the predominantly pitched main roofs to individual dwellings with the Holly Lodge Conservation Area (CA)'. The inspector stated that 'the existing extension are ad-hoc, but that this does not justify larger unsympathetic extensions.' The Inspector reiterated the line with the CA appraisal that 'while some rear extensions are not widely visible, they can so adversely affect the architectural integrity of the building to which they are attached that the character of the conservation area is prejudiced'. The Inspector found that 'the presence of large neighbouring extensions to a similar footprint is not a compelling reason to allow development that would undermine the character and integrity of the building on the appeal site.'

2020/4337/P Erection of 3 separate single storey rear extensions to the dwellinghouse (Class C3). **Granted 08/10/2020**

2021/0360/P Erection of rear roof extension to form crown roof, installation of two conservation rooflights to side pitch and replacement of four uPVC bay windows at front and one uPVC side window with timber windows **Pending decision**

2020/4710/T REAR GARDEN: 1 x Weeping Silver Birch (T1) - Fell to ground level. – No objection 05/11/2020

2019/4649/T REAR GARDEN: 1 x Robinia - Fell to ground level. – No objection 04/10/2019

Relevant policies

The National Planning Policy Framework 2019

London Plan 2021

Camden local Plan 2017

D1: Design
D2: Heritage
A1: Managing the Impact of Development
G1: Delivery and location of growth
A2: Open Space
A3: Biodiversity
CC1: Climate change mitigation
CC2: Adapting to climate change
CC3: Water and flooding

Highgate Neighbourhood Development Plan (2017) (HNP)

DH1: Demolition in Highgate's Conservation Areas
DH2: Development Proposals in Highgate's Conservation Areas
DH3: Rear Extensions
DH4: Side Extensions
DH5: Roofs and Roofscape

[Holly Lodge Estate conservation area appraisal and management strategy 2012](#)

Assessment

1. The proposal and background

- 1.1. Planning permission is sought for the erection of a single storey full width (20m) rear extension which would have a staggered plan form. The staggered plan / three projections each have a depth of up to 3.8m from the existing rear. There would also be a setback glazed side extension with a pitched roof with a height of 3.4m. There would be a number of roof lights installed to the extension and a green roof would be also provided. New casement window to side elevation (within the existing garage door) opening. New obscure glazed timber casement window to each flank.
- 1.2. On 08/10/2020 a Lawful Development Certificate (LDC) was granted under Ref. 2020/4337/P for the erection of 3 separate single storey rear extensions. This has established a 'fall-back'

position that is a material consideration in the determination of this application. The rear extension proposed under this application has the same depth and height as the LDC scheme. The differences are the addition of a single storey pitched roof side extension; rooflights; green roof and alteration of first floor windows from timber to aluminium; on the front elevation of the garage the existing doors will be replaced with black timber doors and a new timber casement window installed. Black timber cladding will also be installed in the alcove around this window at ground floor.

1.3. It is also noted that the LDC has established that the existing rear elevation is original and has been in existence before 1917. In dismissing the recent appeal the Inspector stated under paragraph 9, "To the rear of the appeal dwelling are single and two-storey flat roof projections of varied depths, and a glazed conservatory which the main parties indicate are extensions". The inspector also stated that *'the existing extension are ad-hoc, but that this does not justify larger unsympathetic extensions.'* It has since been demonstrated under the LDC that the main parties were wrong about which parts of the house are extensions. The only extensions at the rear are in fact the conservatory and a small shed. Therefore the host building has not already been extended significantly as was assumed in the assessment of the recent refusal.

2. Revisions

2.1. The following revisions have been received:

- The rear 1st floor glass balustrade has been omitted and existing railings are retained.
- The side extension (boot room) is now shown set c.2.5m further back behind the rear building line of no.16 and c.2.5m behind the rear elevation of the adjacent part of the rear extension. It has been revised to a glazed pitch roof rather than flat roof. It would be predominately glazed on the garden elevation and would occupy part of the footprint of the existing conservatory.

3. Assessment

3.1. The principal considerations are:

- The effect of the proposal on the character and appearance of the host dwelling, the Holly Lodge Estate Conservation Area (CA) and on neighbouring residential amenity.
- Residential Amenity
- Trees

4. Design and Heritage

4.1. The extensions are single storey and each projection would extend no deeper than 4m from the current stepped rear building line. The rear elevation is not of great significance in terms of its architecture and contribution to the CA. The front elevation is the publicly visible elevation which makes a strong contribution to the inter-war Garden suburb character of the CA. Whilst the extensions cover the full width of the site, the massing would be broken down by the use of the stepped building line. It is noted that a similar massing could be achieved under a recent LDC Ref. 2020/4337/P. The only additional extensions to the LDC proposal at ground floor would be a lightweight glazed pitch roof side extension on the boundary of no. 16, a rear infill extension on the boundary with No.14 behind the garage and minor alterations to fenestration to an internal courtyard area in front of the existing garage.

4.2. It is noted that this side extension (neighbouring the boundary with No.16) would replace the glazed conservatory which has recently been demolished. The side extension would be set further back than this conservatory and would not add significant bulk on this side. The set back of 6.4m

from the front elevation would ensure the side extension would not be visible from the public realm. The proposal would still retain significant usable rear garden space.

- 4.3. The proposed single storey extensions would have less impact on the host building when compared with the two storey extensions which were dismissed at appeal under Ref. 2019/5357/P. It is noted in relation to the scale of the host property and rear garden that the proposal would not subsume the host property as it is staggered and limited to a single storey. Also it has been established that apart from the existing (now demolished) side extension that the rear building line is original.
- 4.4. The metal framed glazed doors to the ground floor extensions are considered acceptable as they would differentiate it from the host property and read as a modern addition and in addition given their low level and siting to the rear public views would be limited. At first floor the existing windows will be replaced with aluminium framed sliding windows. It is considered that these existing timber windows at first floor are unlikely to be original and whilst they are timber framed they are of a utilitarian style with thick glazing bars. Historically it appears that the fenestration on the host property and neighbouring properties has been altered so it has lost its original uniformity. The rear elevation is not subject to public views from the street. It is considered that on balance their replacement would be acceptable in this instance as they will appear thinner on the rear elevation. The first floor windows will match the materials those on the fenestration at ground floor to provide a more harmonious rear elevation. In this instance given the above their replacement is not considered to harm the character and appearance of the conservation area.
- 4.5. The addition of rooflights to the extension and first floor flat is considered acceptable as result of their lack of visibility from the public realm and as they are subordinate in scale to the roof slopes. The projecting boxed rooflight is considered acceptable, as it marginally projects above the edge of the roof by 0.4m, only occupies part of the proposed extension and it would not be subject to public views from the street. On the front elevation of the garage the existing doors will be replaced with black timber doors and a new timber casement window installed. Black timber cladding will also be installed in the alcove around this window at ground floor. The new windows to the side elevations and existing garage door would have not have a detrimental impact on the character of the host building. The windows would be timber framed which is acceptable.
- 4.6. The applicant has provided details of the green roof, including a maintenance plan, sections at a scale of 1:20 and full details of planting species. The details show a substrate depth of 100mm which allow for a variety of wild flowers rather than just a sedum blanket. Overall the living roof with wildflower planting is considered to provide sufficient substrate depth to support the species proposed. The roof would enhance the landscaped appearance and biodiversity of the site and is secured via a compliance condition. The Council's Tree Team has reviewed the green roof details and found them acceptable.

5. Residential Amenity

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.
- 5.2. As the extensions are set away from the neighbouring detached properties, it is not considered that they would have a detrimental impact on their amenity. The existing first floor terrace would be replaced to the same dimensions and therefore not cause any additional overlooking. Given the scale and siting of the other aspects of the development they are not considered to have a detrimental impact on neighbouring amenity.

5.3. A condition has been attached to ensure that the new rear extension is not used as a terrace as a full terrace occupying the footprint of the proposed extension could have the potential to create amenity concerns. This does not impact on the existing small scale rear terrace at first floor which will remain.

6. Trees

6.1. There are no mature trees located in close proximity to the rear extension. A condition is attached to require details of the rear landscaping and any earthworks to ensure that there would be no harm to mature vegetation.

7. Recommendation

Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 22nd March 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2020/5325/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 17 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

S P Planning
74 Clerkenwell Road
Clerkenwell
London
EC1M 5QA

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**15 Holly Lodge Gardens
London
N6 6AA**

Proposal:

Erection of single-storey rear extension, glazed side extension, alterations to rear/side fenestration and elevations.

Drawing Nos:

800.256.C, 800.254.C, 800.252.C, 800.251.C, 800.255.C, 800.258.B, 800.257.A,

800.209.E, 800.207.E, 800.205.E, 800.203.B, 800.202.D, 800.321.B, 800.230.A'

Bauder Maintenance Plan, Bauder Maintenance Plan 2, Bauder Wildflower Blanket XF118, Bauder Wildflower Blanket XF118, Bauder Wildflower Build Up, Bauder Extensive Green Roof Wildflower, Green Roof Specification.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans

800.256.C, 800.254.C, 800.252.C, 800.251.C, 800.255.C, 800.258.B, 800.257.A,
800.209.E, 800.207.E, 800.205.E, 800.203.B, 800.202.D, 800.321.B, 800.230.A'

Bauder Maintenance Plan, Bauder Maintenance Plan 2, Bauder Wildflower Blanket XF118, Bauder Wildflower Blanket XF118, Bauder Wildflower Build Up, Bauder Extensive Green Roof Wildflower, Green Roof Specification.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 The landscaping to the rear garden shall not take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The living roof in the area indicated on the approved roof plan shall be fully provided and maintained in accordance with the following approved details:

800.252.C, Bauder Maintenance Plan, Bauder Maintenance Plan 2, Bauder Wildflower Blanket XF118, Bauder Wildflower Blanket XF118, Bauder Wildflower Build Up, Bauder Extensive Green Roof Wildflower, Green Roof Specification.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The entire flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space (except the existing balcony at first floor), and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer