

Application ref: 2021/0360/P
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Date: 15 April 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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S P Planning
74 Clerkenwell Road
London
EC1M 5QA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

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

Proposal:

Roof extension to form crown roof to match existing ridge line; installation of two conservation rooflights to side pitch and four rooflights to main flat roof; and replacement of four uPVC windows on front bay and one uPVC side window with timber units.

Drawing Nos: 800.263B, 800.262C, 800.268B, 800.267B, 800.266B, 800.265B, 800.2643B, 800.261A, 800.260A, 800.231D, 800.230C, 800.209G, 800.207G, 800.205G, 800.203D, 800.202F, 800.201F.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017 and policy DH2 and DH5 of the Highgate Neighbourhood Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 800.263B, 800.262C, 800.268B, 800.267B, 800.266B, 800.265B, 800.2643B, 800.261A, 800.260A, 800.231D, 800.230C, 800.209G, 800.207G, 800.205G, 800.203D, 800.202F, 800.201F.

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

Informative(s):

- 1 Reasons for granting permission.

The existing roof consists of a tiled hipped roof with front gables which spans around half the depth of the total roof form before meeting a flat roof which continues to the main rear wall.

The extension of the hipped roof towards the rear main wall would be architecturally sympathetic to existing roof form and not discernible from the front. The extended roof crown (top) would be flat which would maintain the roof pitches. This crown element would not be visible from the street. On Officers advice the ridgeline has been revised to match the existing height. This would preserve the existing rhythm and scale of the local roofscape. The extension would be clad in clay tiles which ensure the extension reads as a coherent extension to the existing roof. There are no dormers proposed as part of the extension which could add excessive bulk to the roof and the chimney are to be retained. Overall the extension would respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear. The extension would preserve the character and appearance of the Holly Lodge Conservation Area.

Four rooflights are proposed on the flat section of the extended roof, which would be concealed from street view by a ridge capping parapet detail. A conservation rooflight is also proposed on each of the extended side hipped roof planes. The conservation rooflights would be fitted flush with the roof line and set back sufficiently from the front elevation so as not to be readily visible from the street. The rooflights are acceptable in terms of scale, quantum and location.

This application also proposes to reinstate timber windows to the front bay window. The existing uPVC front bay windows will be replaced with double glazed hardwood frames, painted white. The existing uPVC side window on the side elevation will also be reverted to a hardwood, double glazed casement

unit. These works of reinstatement are welcomed and would restore the original Mock Tudor character of the building.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the nature of the proposal there would be no adverse impacts to residential amenity.

No objections have been received prior to making this decision. The Holly Lodge CAAC withdrew their objection following the submission of revised drawings which retain the existing ridge roof height. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017 and policy DH2 and DH5 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 2 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).
- 3 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.
- 4 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer