

DESIGN STATEMENT

2002-DS01



56 Hillway,
Holly Lodge Estate,
London N6 6EP

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Executive Summary

Following a rigorous assessment-involvement-evaluation-design process of a problem unique to this property, this application is for planning permission is submitted to Camden Council with respect to proposals for installation of terrace access panel on rear roof slope and the alterations to flat roof over existing rear addition to be used as a terrace including edge guarding to 56 Hillway, Holly Lodge Estate, London N6 6EP.

The approach taken has been to design the proposal in a manner sympathetic to the character of the surrounding conservation area with a suitable architectural language to minimise its impact to the existing building.

The application has been submitted following a pre-application submission and has been carefully developed to comply with Camden Plan, Camden Planning Guidance documents, Holly Lodge Estate Conservation Area Appraisal and Management Strategy and National Planning Policy Framework.

This report sets out the site context, planning history, planning policy and outlines the proposal and is supplemented by a set of design drawings as listed below.

Design Drawings

Drawing Title	Reference	Scale
Site Location Plan	2002 PL001	1:1250@A3
Site Layout	2002 PL002	1:200@A3
Existing Roof Plan	2002 PL003	1:50@A3
Existing North Elevation	2002 PL004	1:50@A3
Existing East Elevation	2002 PL005	1:50@A3
Existing South Elevation	2002 PL006	1:50@A3
Existing Contextual East Elevation	2002 PL007	1:100@A3
Existing Part Section	2002 PL008	1:25@a3
Proposed Roof Plan	2002 PL009	1:50@A3
Proposed North Elevation	2002 PL010	1:50@A3
Proposed East Elevation	2002 PL011	1:50@A3
Proposed South Elevation	2002 PL012	1:50@A3
Proposed Contextual East Elevation	2002 PL013	1:100@A3
Proposed Part Section	2002 PL014	1:25@A3

1. Introduction.

The site is located on the Holly Lodge Estate, 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. The buildings are designed in an English vernacular style influenced by the Arts and Crafts tradition.

The land upon which the Holly Lodge residential estate stands was historically part of the ground attached to the former Holly Lodge mansion which sat in the north west part of the estate.

Development of the Estate was based upon sub-divided individual plots upon which were constructed detached houses of fairly substantial size for their day. These properties were in the most part constructed from the early 1920s though in the mid-1920s a number of blocks of flats were built for working women. The flats are distinctive, towering above the houses, with black and white timbered fronts and austere rear elevations. There is a homogeneity to the original design which lends a strong sense of place, within which there is a wealth and variety of details that vary in architectural aesthetic and merit. The Estate was designated a conservation area in 1992.

In recent years there has been a rise in re-development / substantial alteration to many of the originally constructed properties as although considered substantial when first built, many of the properties now do not provide the required space to meet the expectations for a modern family home.

2. Site, Host Building and Plot Analysis.

2.1. Site Analysis

The Estate benefits from treelined roads of varying widths and grass verges back from which each separate dwelling is situated. The buildings and the layout are substantially intact, and reflect a progression of style from the rendered cottage, to half-timbered semi-detached houses and then substantial detached houses. All are set in a mature streetscape with wide verges, footpaths and front gardens. The area consists of avenues of semi-detached and detached houses. Hillway on which the host building is situated rises up to the north on a south-facing slope and acts as the main spine to the Estate. It is wider than the other avenues which feed off it and creates a continuous rhythm of houses linked originally by single storey garages set back from the frontage. Large front gardens are also typical of the wider conservation area. These gardens help to separate the properties from one another and from the road. Though the houses form part of the Holly Lodge conservation area, there has been a proliferation of rear extensions, conservatories and other additions to the vast majority of the houses.

Large gardens, front and rear, are typical of properties within the Holly Lodge Estate, particularly with these houses in Sub-Areas 2 and 3. The front gardens help to separate individual properties from the road; they are often screened with mature shrubs or planted formally. This both underscores

the garden suburb character and contributes to individual privacy. No complete examples of the post and chain front garden boundaries of the 1920s survive, but the original oak posts have been integrated into newer boundary walls in a number of gardens and others have been retained as gatepost

Holly Lodge Estate Conservation Area Appraisal and Management Strategy classifies the site location as part of its Character Area 2 Hillway This sub-area consists of part of Hillway and the western avenues off it. Detached houses predominate, with those on Hillway stepping down the hillside in a series of small platforms. The detached houses are sometimes linked to their neighbours by single storey garages or extensions. Hillway is wider and has a continuous rhythm, with the houses linked originally by single storey garages set back from the frontage. The views across these single storey structures give a connection to the gardens at the rear; there is a significantly detrimental effect when this view is reduced. All have large front and rear gardens. Adjacent to the site are the Character Area 3 Mansion Blocks The mansion blocks, set along Langbourne, Makepeace and Oakeshott Avenues, are all part of the same design idiom, with variations of detail from group to group. The Avenues run to the east of Hillway and step down towards Swain's Lane to the south.

2.2. Host Building Analysis

This planning application relates to the property at No 56 Hillway, which is situated on the eastern side of Hillway, close to the junction with Oakeshott Avenue about two thirds of the way up the hill. The property is a single-family dwelling, two storey semi-detached house. The property is designed in an English vernacular style borrowing from the Arts and Crafts movement. The style of the building is half-timbered neo Tudor style. The property has a pitched roof with a bay window to the right of the front entrance. The principle materials for this property is the same as houses throughout the estate with brick, roughcast render walls, timber dressings, upvc replacement windows and clay roof tiles, which creates an overall homogeneous design, particularly for the front elevations.



Fig 1. - Aerial view of application site. (Plot outline in red, building outline in blue)

The properties on Hillway were almost entirely detached although incrementally over time the spaces between the properties have been filled in with side extensions and garages, almost all properties have infilled extensions at ground floor level and in numerous cases at first floor level. The building lines to both the front and rear of the properties along this length of Hillway are inconsistent due to the sloping nature of the street. At the front, No. 56 sits reasonably in alignment with its adjacent neighbours' Nos 58 & 54 to the north & south respectively.

At the rear due to a mixture of extensions there is less alignment to No 56. Nos 58 and 54 both have single storey rear extensions, extending outboard into the garden in excess of 8 metres. To the north at the boundary with No. 58 as the properties climb up the hill meaning a difference in external floor

level of approximately +0.9 m from the existing patio ground level to No. 56. To the south on the boundary to No. 54 the existing external ground level is approximately 1.05m below No. 56.

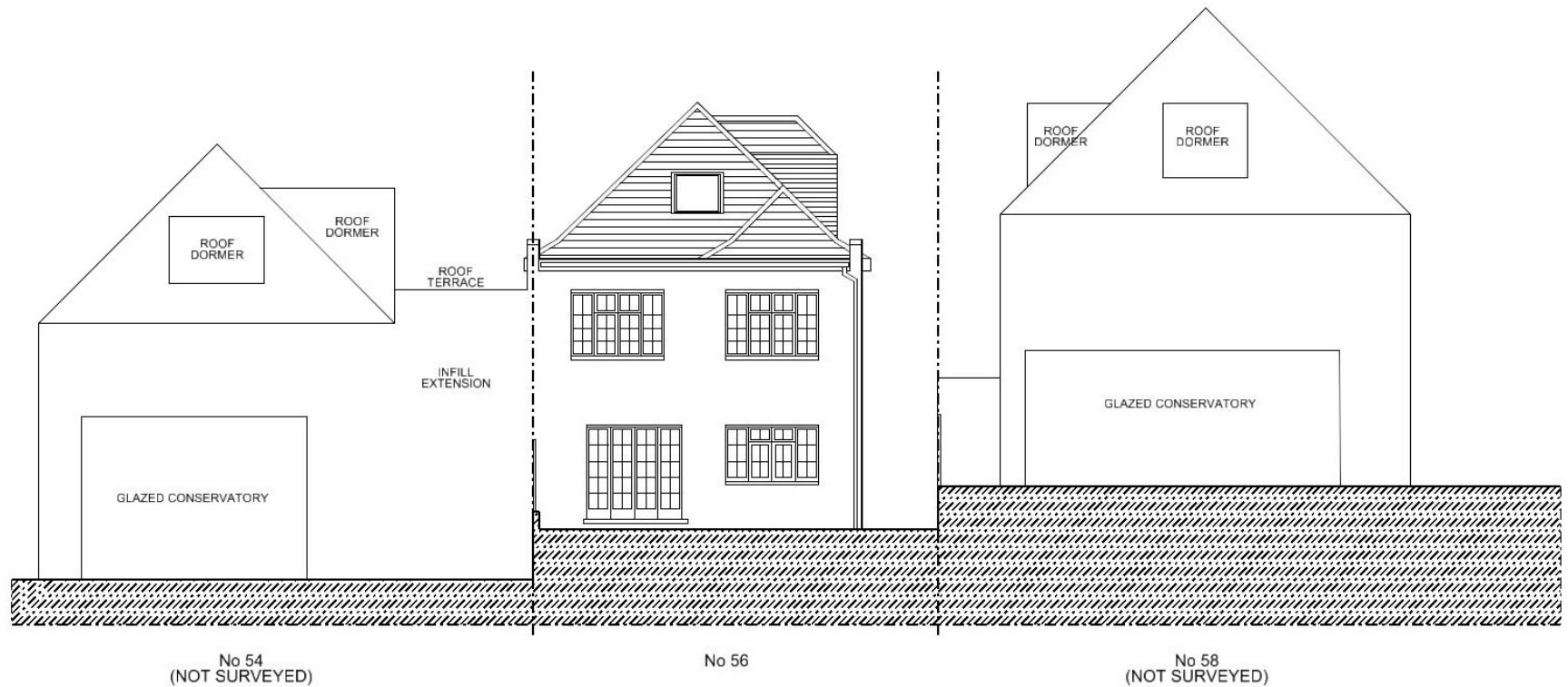


Fig 2. - Garden (rear) elevation showing stepping nature of site.

2.3. Plot Analysis

No 56 is a rarity on the Estate in that it is one of the only two properties located on Hillway either side of the junction with Oakshott Avenue whose garden abuts the side elevation of one of the Estate's mansion blocks (in this instance 211-228 Holly Lodge Mansions). The height of these blocks varies from four to five storeys so the scale of them is a total contrast to the houses around. The immense scale of the mansion blocks is tempered by the treatment of the principal elevation via the use of projecting bays, balconies, dormers, gables and surface timbers gives visual interest to the large residential units. Though there is a clear contrast between appearance of the front elevations with that of the rear & side elevations, where no attempt

has been made to moderate the building mass. It is one of these side elevations that is located almost on the boundary line on the eastern end of the garden. This bland elevation has numerous windows overlooking the adjacent gardens. Situations like these have in general been softened by the planting of vegetation along its adjacent boundary. This has now matured into the landscaping of the estate and has been encouraged to minimise the impact of the blocks. The closeness of the mansion blocks and No 56's boundary fence has meant that though mature, the species planted are insufficient to provide an adequate level of privacy and so they have had to be supplemented by further trees planted within the garden of No 56 which have now grown to a level of maturity to adequately obscure the level of openness and overlooking from the mansion block. These trees blend in with the promoted concept of the Estate to provide a green setting to the development in the Garden Suburb style. Diagonally adjacent to the garden is mansion block's communal gardens which were developed to provide separation and setting to the large mansion blocks and the supplementary planting in No 56's garden has been allowed to mature to such a degree as to blend in with these.

The rear garden of number 56 measured outboard from the rear wall of the house to the garden fence is approximately 20 metres. The ground rises from the existing patio level at the west end of the garden against the rear elevation of the building to the eastern boundary fence by +/- 1.5 metres. The rear garden comprises of a small hard landscaped patio at the western end alongside the building with the rest comprising of a grassed area with planted flower bed and a screen of evergreen trees and shrubberies on the boundaries with neighbouring properties.

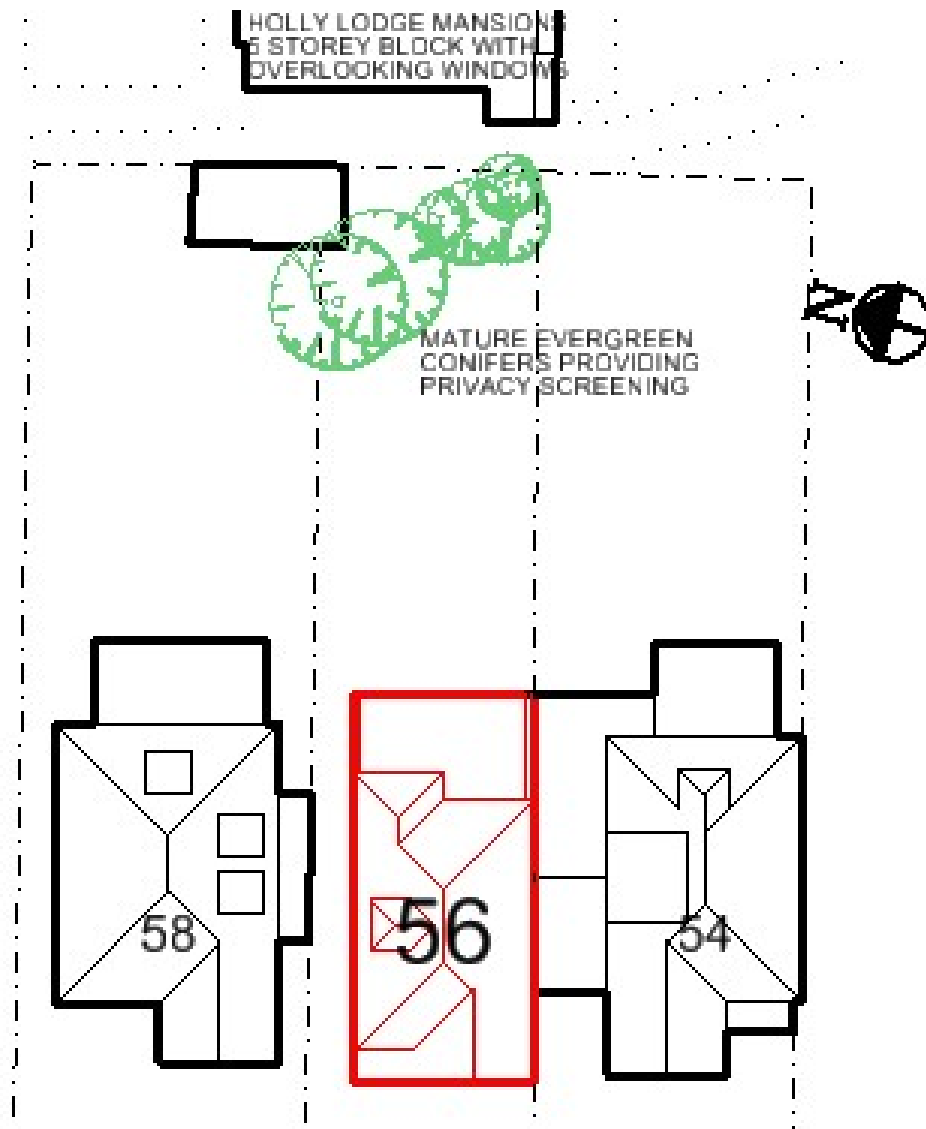


Fig 3. – Diagram indicating location of mature vegetation

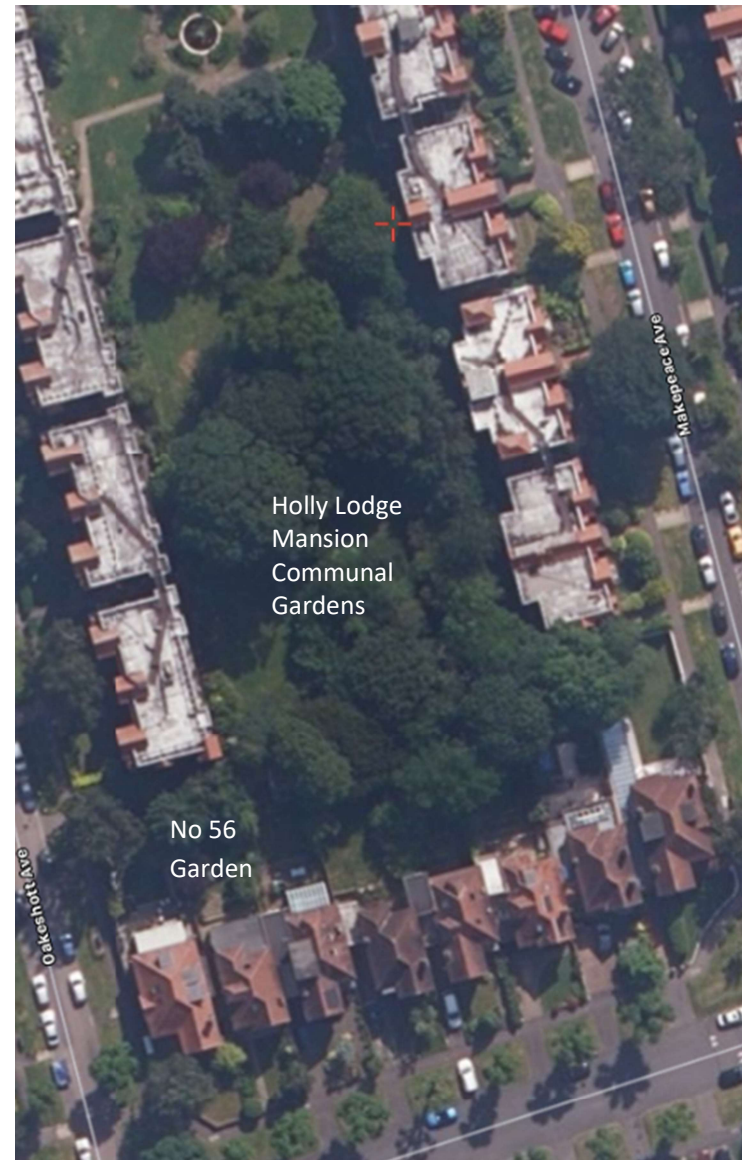


Fig 4. – Aerial view showing landscaping around site



Fig 5. – Photograph indicating side elevation of mansion block beside garden

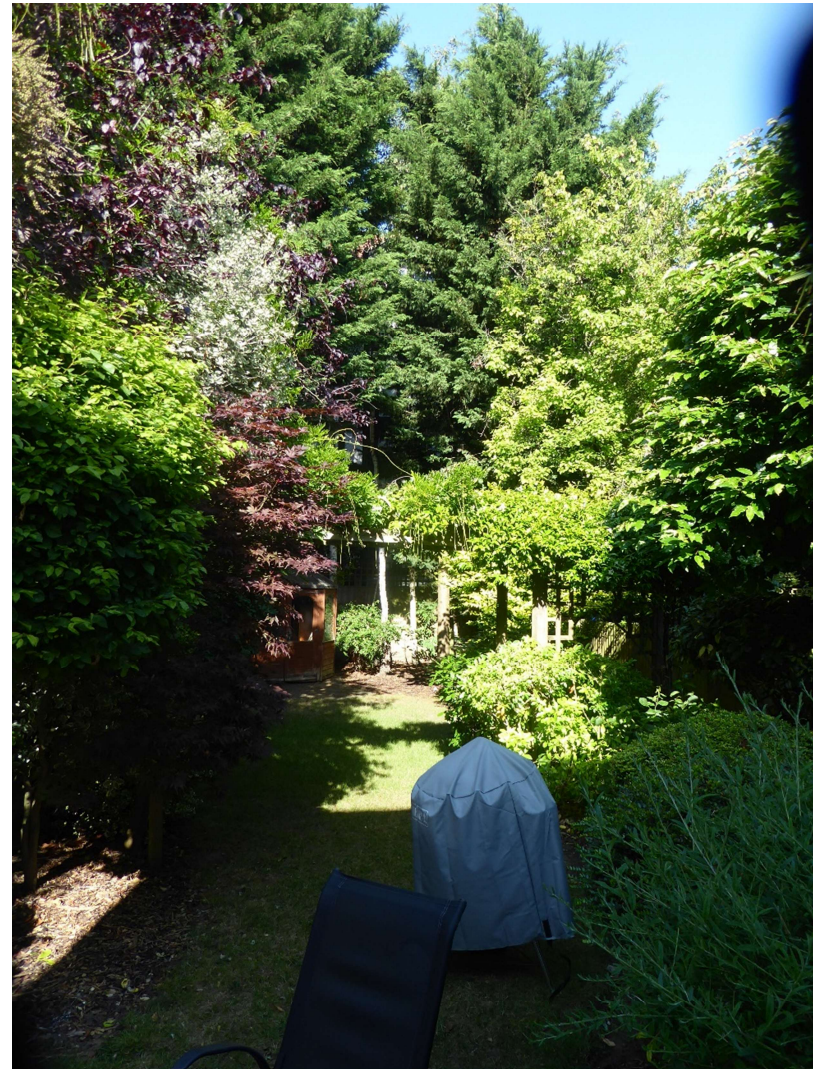


Fig 6 – Photograph of garden looking towards mansion block showing screening and over shadowing.

3. Rational for Application

3.1. Evaluation Process



Fig 7. – Photograph taken on sunny summers day looking towards the property showing the over shading of majority of the garden.

The applicant and his family have a unique problem in that due to the orientation of their rear garden and mature vegetation required to provide a privacy screen from the adjacent mansion block has meant that even on a good sunny day in the summer the garden is shaded in such a way to considerably reduce their ability to sunbath there.

In the modern world, where many of us work in offices and spend much of our free time-consuming media or doing household chores, we often struggle to get sufficient amounts of fresh air and sunlight - two things that are important for our health and wellbeing. Getting plenty of fresh air has been found to be good for digestion, while improving blood pressure, lowering your heart rate, giving you a boost of energy and clearing your mind. Exposure to natural light can increase your vitamin D levels. Research has also shown that natural light can help people be more productive, happier and calmer.

The applicant as member of BAME community particularly recognises the health and well-being issues associated with a lack of vitamin D. Getting lots of vitamin D is considered to be the biggest health benefit of sunbathing. Sunlight is the best natural resource of this essential nutrient, which plays a crucial role in keeping our entire physical system strong and healthy in various ways. Hence, regular sunbathing can help combat a number of health disorders that are caused due to lack of this vitamin. This is further encouraged in the current world health crisis where

vitamin D has been shown to reduce the production of pro-inflammatory cytokines that are associated with lung damage caused by acute viral respiratory infections such as influenza and Covid-19.

The need to accommodate such healthy activities is further emphasised as during the last summer, the government has found it necessary to instruct people remain at home. The need to find adequate spaces at home for a healthy lifestyle has become more important to the applicant and his family's mental health and long-term behaviour change, transforming their lifestyles for the better. At this point a design team was appointed and together they commenced seeking way of resolving this issue within the confines of the property's boundary.



Fig 8. – Option 1 Front Garden

Pros:

Limited overshadowing

Cons:

Not in keeping with Estate's character

Visible from street

No privacy



Fig 9. – Option 2 Rear roof terrace viewed from upper floor window

Pros:

No overshadowing

Not visible from street

Reasonable privacy

Cons:

Access problematic

Risk of falls

The third option would be to drastically cut back the bulk of the mature vegetation in the rear garden which would slightly improve the overshadowing issue but would reintroduce the issue of overlooking & lack of privacy from the adjacent mansion block which was the reason for its provision in the first place. The Holly Lodge Estate Conservation Area Appraisal and Management Strategy states that “the soft landscape of the Holly Lodge Estate –public and private – provides a major contribution to the conservation area”. A point of view that the applicant fully endorses.

Having reviewed the options available it was felt that option 2 was by far the most sensible & a design be commenced that allowed safe access onto the existing flat roof. In the meantime, the applicant’s teenage had taken to accessing the roof via a roof window further prompting the need for an application to formalise the use of this roof as a safely accessible terrace.



Fig 10 – Photograph of roof terrace and roof window

3.2. Use

‘Outdoor living’ is an important consideration in the design of a building; using rooftop space to create a roof terrace will not only increase the appeal of a property but will also add its liveable value.

Though we recognise that applications for balconies and roof terraces in conservation areas are generally frowned upon by Camden they have been allowed in places (examples of which are listed in later in this report) and we do not envisage if a permissions is granted it should not warrant a precedent but be reviewed as a bespoke solution to unique circumstances supported up by high quality design and detailing.

The application relates to flat roof over a previous two storey which equates to area of approximately 20m². It is located adjacent to a loft conversion which is used as a fitness gym. The proposal is primarily to overcome the issue previously explained to concerning the lack of sunlight penetrating into the rear garden. Together the two could be combined to create an indoor and outdoor wellness area. The primary activity



Fig 11 – Photograph showing adjacent dormer and window to No 54



Fig 12 – Photograph showing adjacent dormers and windows to No 58
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envisaged externally (i.e. sun bathing) within the area proposed would not cause unacceptable noise at a high level and the hours of usage would be limited to sunny periods only.

As part of design process, an assessment was undertaken to review the proposed use against its relationship to buildings and spaces outside the development. This involved checking for any adverse impacts on surrounding occupiers and their amenity compared with existing conditions.

With respect to the overlooking of the adjacent mansion block and the neighbours' rear gardens. The proposed terrace does not extend beyond the building line of the host property so with respect to the former, it is considered that the proposal is situated a sufficient distance away (being located over 20m away from the nearest windows on the flank wall of the mansion block) plus the mature vegetation screening which extends beyond the proposed terrace level already overcomes this issue. With respect to the latter, there is likely to be slight increase in visibility of either neighbour's garden. However, this would be no worse than what can currently be seen from the property's second floor windows.

Both properties either side have developed their roof spaces to create additional habitable space and have added dormers to either side to support these spaces. The relationship between these windows and the terrace means the angle of vision would be too oblique for 'easy' views to be possible. In addition, due to the intrusion of the existing dormers in between these oblique views are only visible from approximately 50% on the proposed terrace. Finally, the closest windows to each serves a bathroom rather than a habitable room. Therefore, the habitable rooms

would have no issues concerning provision of natural light, ventilation or outlook.

The proposed guarding to the terrace as part of its massing is designed to be transparent so that there is no increase in overshadowing of neighbouring properties. The key design principle for this, is that the main components are manufactured off site to ensure the installation minimises the amount of noise and dust produced during installation. The current design does indicate the construction of a new concrete upstand to support the balustrade, but the design team will be investigating whether the existing upstand is sufficiently structurally stable to reduce this element of work.

In terms of light pollution, as the terrace is envisaged as only being utilised during daylight hours additional external lighting for the terrace not being is proposed and therefore would not lead to an increase in levels of light pollution.

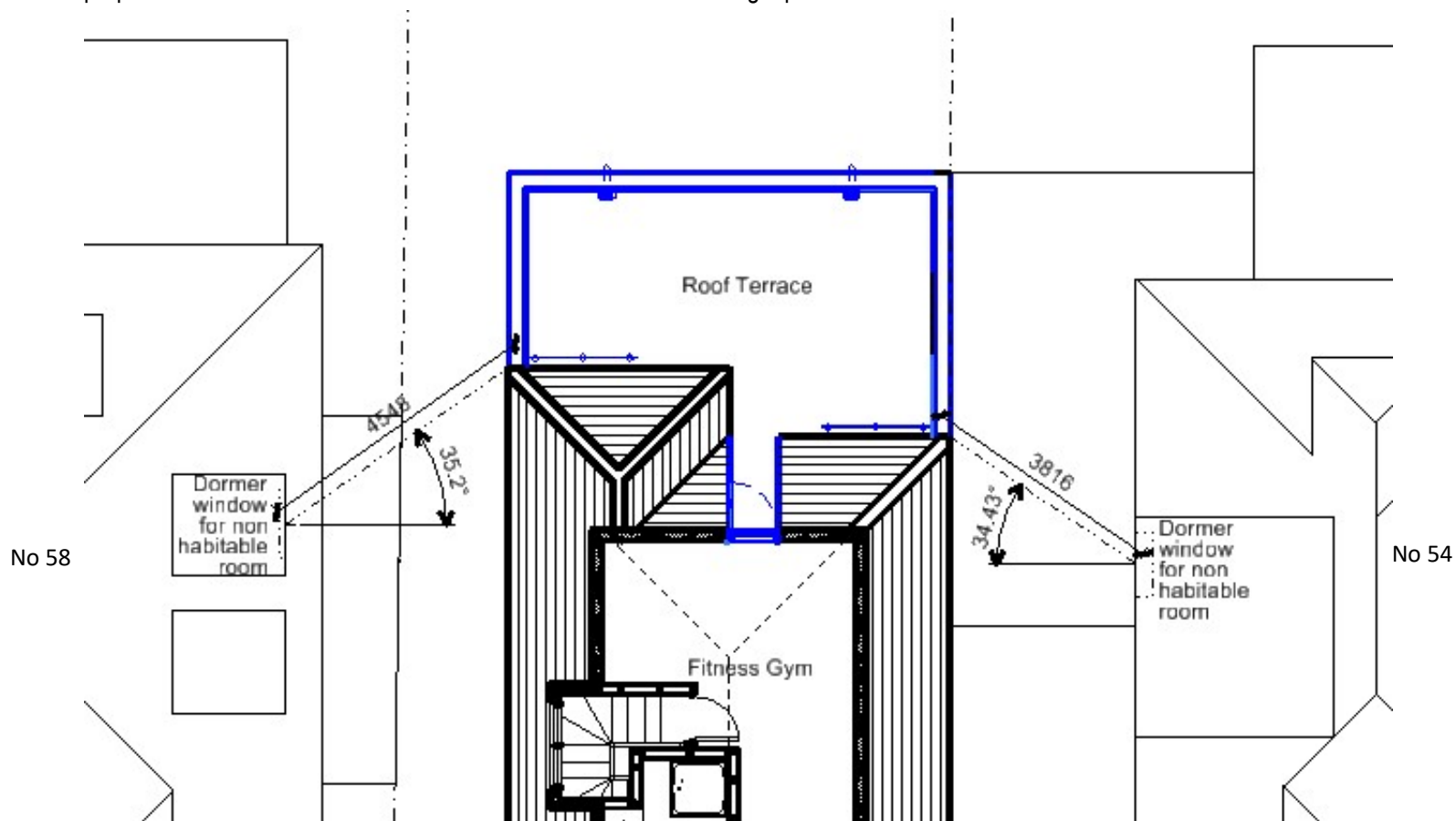


Fig 13 Diagram showing location of closest neighbours' windows
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3.3. Scale, Appearance and Material Selection

The design team values the importance of ensuring whatever design proposal is made has to be of exemplary quality of design and sit comfortably with its surroundings. In keeping with the character and appearance parameters set out by the Holly Lodge Conservation Area, the design, massing, scale, siting, excessive size and choice of materials should not be harmful to the character and appearance of the host building. It was therefore deemed as important that any proposed additions must have minimal visual impact to the host building and its surroundings.

In some areas of Camden planning regulations have become more relaxed in relation to roof terraces. Roof terraces always require planning permission so are dependent on the leniency of local planners for permission. Roof terraces appear more popular in areas with a large number of houses that have gardens tend to be either small, dark or both. The proposed works would consist of three parts namely:



- Guarding
- Roof access
- Roof alterations

Guarding

Whatever the design solution any guarding fundamentally needs to comply with Part K of the Building Regulations that advises that it needs to be 1100mm high above finished floor level and withstand a specified horizontal loading. Elsewhere within conservation areas in Camden (including the Holly Lodge Estate) black metal or timber railings have been accepted as an appropriate choice of balustrade for the host property and conservation area. Examples of these can be found in section 4 of this report. Having considered this it was felt by the design team that these would be obtrusive and would adversely affect the character of the host building. This led to a solution that any proposed guarding needs to be as transparent as possible with no visible fixings. In addition, any proposal should minimise the amount of disruption to the adjoining properties while on site. Based on these criteria a review was undertaken of alternative systems and materials that meet these criteria. After due consideration and research, it was felt that a frameless structural glass would meet them. This was followed by a hunt for a compliant product. The proposal is based on the following product: Q Line Easy Glass Pro System by Q Railing. The glass panels would be clamped to a fascia channel fixed to the inner face of the parapet. The panels would align with the vertical face of the existing rear

Fig 14 – Example of historically acceptable balustrading on Holly Lodge Estate
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Fig 15 – Example of historically acceptable balustrading on Holly Lodge Estate

extension with two additional perpendicular floor clamped returns as shown on the submitted drawings. It is envisaged that panel runs would be have a maximum of three joints to maintain its visual transparent effect as well as for ease of installation.

Currently there is 400mm high parapet along both sides of the roof so it is proposed that a 700mm high balustrade element be added to this. The submitted proposal is for in a worst-case scenario in that both existing upstands be removed and replaced by a new concrete upstand to three sides to which the balustrade channel will be fixed. Prior to construction the structural engineer will conduct on site investigations to ascertain whether the existing upstand could take the balustrade loading requirements. Any new upstand would be finished in white render to match the existing. The design team has considered other solutions that are commonly recommended where roof terrace applications been approved such as the use of frosted glass panel and increasing the height of the side screens to 1800mm high. Both were felt to neither preserve nor enhance the character and appearance of the Holly Lodge Conservation Area nor be appropriate for this property.



Fig 16 – Example of Velux roof terrace Gel Access Panel permitted elsewhere in Camden

Roof access

The previous planning application did have permission for a dormer window. So, initially the design team considered whether to reinstate an enlarged dormer with a door access. Having thought this through it was felt that a far more discreet way to incorporate access to the terrace would be by installing a Velux roof terrace Gel Access Panel the upper part of which follow the pitch of the roof. While the lower vertical part would be inset within a narrow recess in the roof and therefore not be visible at all to anyone beyond the terrace.

Roof alterations

The proposed access panel is to be located in a similar location as the existing sloping roof window but as the proposed panel is narrower it is envisaged that the existing roof clay tiles where the new recess is formed will be salvaged and reused to fill holes in the existing roof while the new tiled cheeks either side of the recess will be clad in new matching tiles where any possible natural discolouration would not be visible as this recess is very narrow will be in shadow and obscured by adjacent roofs.



Fig. 17 – Photograph of similar balustrade showing its minimal visual impact

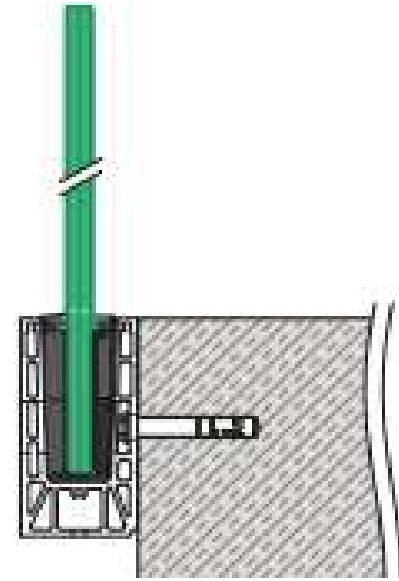


Fig. 18 – Fixing detail to face of upstand



Fig. 19 - Example of similar frameless glass balustrade in a Camden conservation area showing minimal visual impact



Fig. 20 – Images of similar roof terrace access panel to that proposed

4 Planning Policy

4.1 Relevant Policy Considerations

The site is not listed but lies within the Holly Lodge Estate Conservation Area, and is identified as making a positive contribution to the character and appearance of the conservation area. This section outlines the relevant national and local planning and heritage policies which were deemed relevant and considered in producing the design submitted.

National Planning Policy Framework (2019) - Ministry of Housing, Communities & Local Government

- Achieving sustainable development - 7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs
- Strategic policies - 20. Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision¹² for d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
- Promoting healthy and safe communities - 91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs
- Open space and recreation - 96. Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision
- Making effective use of land - 118. Planning policies and decisions should: e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.
- Achieving well-designed places - 127. Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- Achieving well-designed places - 128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.
- Achieving well-designed places - 131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- Conserving and enhancing the historic environment - 202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

The London Plan (2016)

- Policy 3.2 Improving health and addressing health inequalities - LDF Preparation E Boroughs should: b) promote the effective management of places that are safe, accessible and encourage social cohesion. c) integrate planning, transport, housing, environmental and health policies to promote the health and wellbeing of communities.
- Policy 7.2 An inclusive environment – Strategic: The Mayor will require all new development in London to achieve the highest standards of accessible and inclusive design and supports the principles of inclusive design which seek to ensure that developments: c) are flexible and responsive taking account of what different people say they need and want, so people can use them in different ways. d) are realistic, offering more than one solution to help balance everyone's needs, recognising that one solution may not work for all.
- Policy 7.6 Architecture – Planning decisions B Buildings and structures should: a) be of the highest architectural quality. d) not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate: f) provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces; g) be adaptable to different activities and land uses, particularly at ground level
- Policy 7.8 Heritage assets and archaeology – C Planning decisions Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Camden Local Plan 2017

- Policy A1 Managing the impact of development - The factors to be considered include: e. visual privacy, outlook; f. sunlight, daylight and overshadowing; g. artificial lighting levels; i. impacts of the construction phase.
- Policy C1 Health and well being - Integrated approach to health and wellbeing. 4.14 Access to open space and nature – the benefits of open space are seen to be particularly important for physical exercise, relaxation and stress relief, reducing pollutants, cooling the urban heat island and providing areas for local volunteer groups and food growing (Policy A2 Open space). We will protect, maintain and enhance Camden's parks, open spaces and green corridors and seek to tackle deficiencies and meet increased demand for open space.
- Policy D1 Design - The Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; b). preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage; c). is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation; d). is of sustainable and durable construction and adaptable to different activities and land uses; e). comprises details and materials that are of high quality and complement the local character; f). integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage; g). is inclusive and accessible for all; h). promotes health; m. preserves strategic and local views;
- Policy D2 Heritage - Conservation areas. The Council will: e). require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area; h). preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Camden Planning Guidance – Design (2019)

- 2. Design Excellence - Camden is committed to excellence in design and schemes should consider: • The context of a development and its surrounding area; • The design of the building itself • The use and function of buildings; • Using good quality sustainable materials, • Opportunities for promoting health and wellbeing • Opportunities for improving the character and quality of an area.
- 3. Heritage - 3.4 The Council - will make a balanced judgment having regard to the scale of any harm or loss and the significance of the asset/s affected. We will take account of: The positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality and health and wellbeing;

Camden Planning Guidance – Amenity (2018 & Draft 2020)

- 2 Overlooking, privacy and outlook - Balconies and roof terraces: 2.11 Balconies and roof terraces should therefore be carefully sited and designed to reduce potential overlooking of habitable rooms or gardens of neighbouring residential buildings.

- 3 Daylight and Sunlight – Key messages: The Council expects applicants to consider the impact of development schemes on daylight and sunlight levels.
- 4 Artificial Light - Key messages: Artificial lighting should be considered at the design stage and not affect the amenity of neighbours or wildlife.

Camden Planning Guidance – Home improvements (draft 2020)

- Home - Regardless of the type of alteration or extension you are planning there are some basic principles that you should consider: • Respect and be complementary to the original character of the existing building; • Design spaces to be functional and adaptable for a range of uses, such as social gatherings, rest and relaxation;
- Neighbours - When designing your home improvement, you need to consider the impact that this will have on your adjoining neighbours in relation to the following key considerations: • Daylight & Sunlight • Outlook • Overlooking/Privacy • Noise
- Home improvements – 2.2.3 Balconies and terraces: • Be subordinate to the roof slope being altered, and roof form overall; • Preserve the roof form and complement the elevation upon which they are to be located; • Carefully consider materials for enclosure: • For traditional buildings, metal railings are preferred as they integrate well with the building's character, made of resilient materials, minimal maintenance required, support plants growth; • Glass balustrades could be appropriate for modern buildings with thin frames, or frameless; Note they can generate sun reflection, difficult to maintain clean, do not support plants grow

Camden Planning Guidance – Planning for health and wellbeing (2018)

- Planning for health and wellbeing - Key messages: Planning can have a significant role in improving health and wellbeing and enabling healthier lifestyles;

Holly Lodge Estate Conservation Area Appraisal and Management Strategy (2012)

- 7. Problems and pressures, and capacity for change: A review of applications for planning permission has shown that householders are seeking to maximise the accommodation provided within each house: thus, applications for permission to create dormer extensions to make habitable space within existing lofts and roof spaces have become more numerous.
- Holly Lodge Management Strategy: Rear garden spaces The rear garden spaces of houses and mansion blocks in Holly Lodge Estate contain a very mature vegetation, including many tall trees. The relationship of this high-quality green space to the buildings is an essential part of the 'garden' character of the Estate. Development that results in the loss of private open spaces and causes harm to the garden character or the ratio of built to unbuilt space is unlikely to be acceptable due to the harmful impact this would have on the character and appearance of the conservation area.

4.2. Planning History

A search of the Camden Council's website was conducted to determine any relevant planning history relating to the subject site.

- 9101139 Erection of a rear extension at first floor level to the existing dwelling house - Granted 03-12-1991
- 8600737 Erection of a single storey rear extension at ground floor level - Granted 25-06-1986
- P9603015R3 The erection of dormer windows at the side and rear – Granted 05-05-1998

4.3. Similar examples supporting proposal

Though a number of instances roof terraces can be seen from aerial photos of the area, a search of the Camden Council's website was conducted to determine those that have been planning decisions granted that reflect the concept and detailing of this application. This search was limited for expediency to the Holly Lodge Estate and adjacent Dartmouth Park conservation areas.

Rear roof terrace

- 2019/6376/P 35 Hillway. Erection of side dormer; front porch; single storey rear and side extension; formation of rear terrace at first floor level and installation of solar panels and 4x rooflights to dwelling house following demolition of existing front porch and garage - Granted 26-02-2020
- 2017/6650/P 89 Hillway. Erection of extension to the rear at ground floor with additional rooflight, installation of metal balustrade with door for a proposed roof terrace to the flank elevation at first floor level, enlarged ground floor side extension towards the front elevation, installation of a chimney stack and new velux conservation rooflight to the flank elevation. - Granted 08-03-2018
- 2017/4770/P 91 Hillway. Erection of a single storey ground floor rear extension, installation of a new door and balcony at rear first floor level; installation of one rear and one side dormer window, enlargement of the single storey ground floor side extension on the front elevation to facilitate the reinstatement of the original garage in connection with use as a dwelling (Class C3) and associated external alterations to the fenestration, namely, installation of metal balustrade associated with a terrace to the rear at first floor level. - Granted 08-03-2018
- 2015/0244/P 93 Hillway. Amendments to planning permission 2013/6887/P (dated 12/03/2014) for the partial extension to the front elevation - to relocate an existing window on the front elevation; install two rooflights on the side elevation and on the flat roof at 2nd floor level; and to alter the windows at the existing rear dormer window. - Granted 25-02-2015
- 2005/5537/P 11 Holly Lodge Gardens. Erection of glazed conservatory to the rear; single storey garage at side; alterations to second floor windows and roof at rear including creation of new roof terrace, to house. - Granted 03-03-2006
- 2018/3305/P 12 Holly Lodge Gardens. Roof extension involving alteration to the roofline (increasing the angle of side ridges from 30 to 50 degrees), 2 x rear dormers and inset roof terrace and 2 x rooflights to front elevation. - Granted 23-01-2019

- 2011/0871/P 13 Holly Lodge Gardens. Erection of a roof extension with associated railings to terrace at second floor level to side and rear of dwelling. - Granted 14-04-2011
- 2016/0953/P 21 Boscastle Road. Erection of single storey rear extension, lowering of first floor rear window, raised side sky lantern, introduction of parapet wall to roof terrace, and enlargement of existing basement cellar to create new basement storey under house with associated new lightwell in front garden. - Granted 27-09-2016
- 2015/4680/P 17 Croftdown Road. Construction of single storey rear extension (following demolition of existing ground floor rear extension); replacement balustrade and parapet wall to existing third floor roof terrace and new motorised roof hatch; replacement of existing single glazed timber sash windows with double glazed timber sash windows; and replacement rooflight to eastern roof slope. Granted 07-10-2015
- 2016/5618/P 20 Croftdown Road. Replacement of rear 3rd floor sash window with doors to provide access to existing roof terrace and installation of new metal railings. - Granted 12-01-2017
- 2013/0242/P 10 Laurier Road. Change of use from 2x flats to single dwelling house, and erection of rear extension at basement level, enlargement of window at rear ground floor level, provision of roof terrace and associated railings at rear second floor, erection of dormer window to rear roof slope, installation of 3x rooflights to flat roof, and erection of a new bin store at front to dwelling. - Granted 25-03-2013
- 2010/4983/P 20 Laurier Road. Erection of a single storey rear extension, alterations to the rear fenestration at lower ground floor and ground floor level, including the installation of two sets of french doors and the erection of a rear balcony at ground floor level, and the erection of a single storey shed in the rear garden to existing residential dwelling. - Granted 08-11-2010
- 2017/4021/P 32 Laurier Road. Erection of 2nd floor roof extension with 2 inset roof terraces at front and side and a roof terrace at rear; erection of two 1st floor extensions at rear; re-landscaping of front garden; creation of a second entrance door for the 1st floor flat and associated entrance canopy; replacement of all uPVC windows with Crittal metal windows. - Granted 31-10-2017
- 2017/1044/P 26 Makepeace Avenue. Erection of single storey ground floor side and rear extension and extension to existing rear dormer. Installation of new windows and doors in rear elevation and replacement balustrades. – Granted 28-02-2017
- 2011/1915/P 4 Woodsome Road. Amendment to planning permission dated 01/11/10 (Ref:2010/4759/P) to include alterations at second floor level including creation of a flat roof, replacement window at second floor level with a french door and installation of glazed screens in connection with its use as a roof terrace to the existing dwelling. - Granted 06-07-2011
- 2011/3555/P 6 Woodsome Road. Amendment (to include erection of flat roof as replacement for valley/ butterfly roof area at the rear of glazed balustrade to roof terrace at second floor level) to planning permission dated 27/05/2011 (Ref: 2011/1646/P) for alterations at second floor level including creation of flat roof, replacement of existing window at second floor level with French doors and installation of glazed balustrade in connection with use as a roof terrace for the existing dwelling. - Granted 29-07-2011
- 2011/4527/P 8 Woodsome Road. The demolition of existing extension and erection of a new extension at ground floor level, new double-glazed sliding doors to the ground floor rear, two new double-glazed timber sash windows to the first floor rear, a new double-glazed timber sash window

to the second floor rear, new double-glazed timber French doors at the rear of the second floor associated with the formation of a roof terrace at the second floor level and a privacy screen to the north elevation in connection with the residential dwelling. - Granted 24-10-2011

- 2012/3604/P 20 Woodsome Road. Erection of a single-storey and two storey rear extensions plus chimney following the demolition of existing rear extension, new associated roof terrace with glass balustrade and replacement of existing window with french doors at first floor level; rebuild existing front bay at ground floor level and associated works and repairs including the addition of metal railings to front boundary wall to single dwelling. - Granted 10-09-2012

Glass Balustrading

- 2017/4770/P 91 Hillway Erection of a single storey ground floor rear extension, installation of a new door and balcony at rear first floor level; installation of one rear and one side dormer window, enlargement of the single storey ground floor side extension on the front elevation to facilitate the reinstatement of the original garage in connection with use as a dwelling (Class C3) and associated external alterations to the fenestration, namely, installation of metal balustrade associated with a terrace to the rear at first floor level – Granted 19-08-15
- 2019/1425/P 2 Holly Lodge Gardens. Erection of single storey side and rear extensions; formation of rear juliet balcony with external balustrade at first floor level; alterations to rear fenestrations. - Granted 28-06-2019
- 2005/5537/P 11 Holly Lodge Gardens. Erection of glazed conservatory to the rear; single storey garage at side; alterations to second floor windows and roof at rear including creation of new roof terrace, to house. - Granted 03-03-2006
- 2018/3305/P 12 Holly Lodge Gardens. Roof extension involving alteration to the roofline (increasing the angle of side ridges from 30 to 50 degrees), 2 x rear dormers and inset roof terrace and 2 x rooflights to front elevation. - Granted 23-01-2019
- 2014/2539/P 2 Woodsome Road. Details required by condition 4 (roof terrace screen details) to planning permission 2013/7957/P granted on 27/02/2014 for the replacement of 2 storey rear wing and conservatory with part 1, part 2 storey rear extension including roof terrace and 2 rooflights. - Granted 28-04-2014
- 2011/1915/P 4 Woodsome Road. Amendment to planning permission dated 01/11/10 (Ref:2010/4759/P) to include alterations at second floor level including creation of a flat roof, replacement window at second floor level with a french door and installation of glazed screens in connection with its use as a roof terrace to the existing dwelling. - Granted 06-07-2011
- 2011/3555/P 6 Woodsome Road. Amendment (to include erection of flat roof as replacement for valley/ butterfly roof area at the rear of glazed balustrade to roof terrace at second floor level) to planning permission dated 27/05/2011 (Ref: 2011/1646/P) for alterations at second floor level including creation of flat roof, replacement of existing window at second floor level with French doors and installation of glazed balustrade in connection with use as a roof terrace for the existing dwelling. - Granted 29-07-2011
- 2011/4527/P 8 Woodsome Road. The demolition of existing extension and erection of a new extension at ground floor level, new double-glazed sliding doors to the ground floor rear, two new double-glazed timber sash windows to the first floor rear, a new double-glazed timber sash window

to the second floor rear, new double-glazed timber French doors at the rear of the second floor associated with the formation of a roof terrace at the second floor level and a privacy screen to the north elevation in connection with the residential dwelling. - Granted 24-10-2011

- 2012/3604/P 20 Woodsome Road. Erection of a single-storey and two storey rear extensions plus chimney following the demolition of existing rear extension, new associated roof terrace with glass balustrade and replacement of existing window with french doors at first floor level; rebuild existing front bay at ground floor level and associated works and repairs including the addition of metal railings to front boundary wall to single dwelling. - Granted 10-09-2012



Fig. 21 – Aerial photograph of roof terraces with guarding in Dartmouth Park Conservation Area



Fig. 22 – Aerial photograph of roof terraces with guarding in Holly Lodge Estate Conservation Area

5. Conclusion

As has been explained within this report this application is being made due to a problem limiting the applicant's ability to fully utilise their rear garden due to circumstances beyond their control. The positioning adjacent to the end of the plot's rear garden of a substantial mansion block and necessary tree screening and that their scale causes a severe amount of overshadowing. This sadly, is the only property on the Holly Lodge Estate to be affected by this issue and therefore due its uniqueness it is felt that a bespoke solution that does not necessarily meet a more traditional solution is required. It is recognised that generally the acceptance of a proposal for a new roof terrace in a conservation area is not the norm, but note that exceptions have been permitted as listed in the previous section. It is hoped that this application would be assessed on this basis of a one-off problem that has been resolved by a highly considered and well-designed resolution and not a general precedent for all.

In summary below are noted the key issues and how the design has responded to these:

Design and conservation

- The design responds positively and sensitively to the existing context by not affecting any building's massing or roof lines and public realm views.
- The proposed transparent balustrade will not be visible so any views through gaps of adjacent buildings and its surroundings, ensuring integration with the existing character of the vicinity.
- The use of high-quality materials and good detailing of the design in a sympathetic manner is such that takes into account the host building.
- The provision of the roof terrace provides space that is adaptable to future needs, that enhances the lifestyle and well-being of the building's occupants.

Amenity

- A study on how the terrace would impinge on privacy of the adjacent neighbours has shown that there are obliquely located dormer windows either side showing minimal impact and that the two closest windows are for non-habitable rooms. Consideration was given to utilisation of additional opaque screening but it was felt this would considerably demean the conservation character of the surroundings.
- The proposed use of the terrace for sunbathing will limit the hours of usage as well as possibility of noise at a high level.
- No external lighting is proposed for the terrace ensuring no additional light pollution.

In view of this Design Statement, accompanying drawings and subsequent discussions, we would request that this application be granted planning permission.

