

Application ref: 2021/2253/P  
Contact: Joshua Ogunleye  
Tel: 020 7974 1843  
Email: Joshua.Ogunleye@camden.gov.uk  
Date: 20 October 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Neville Surti  
[REDACTED]

Dear Sir/Madam

#### DECISION

Town and Country Planning Act 1990 (as amended)

#### Householder Application Refused

Address:  
**56 Hillway**  
**London**  
**N6 6EP**

Proposal:

Installation of an access rooflight on the rear roofslope and the formation of a second floor rear roof terrace with associated balustrades

Drawing Nos: 2002-PL-001, 2002-PL-002, 2002-PL-003, 2002-PL-004, 2002-PL-005, 2002-PL-006, 2002-PL-007, 2002-PL-008, 2002-PL-009, 2002-PL-010, 2002-PL-011, 2002-PL-012, 2002-PL-013, 2002-PL-014, 2002-DS01

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed rear rooflight and balustrade enclosure, by virtue of their inappropriate scale, location and detailed design, would result in adverse visual clutter that would be detrimental to the character and appearance of the building and the Holly Lodge Estate Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies DH2 and DH5 of the Highgate Neighbourhood Plan 2017.
- 2 The proposed rear roof terrace, by reason of its size, depth, and location, would result in overlooking to the side dormer windows and rear gardens of Nos.54 and

No.58 Hillway to the detriment of the residential amenity of neighbouring properties, contrary to policy A1 (Amenity) of the London Borough of Camden Local Plan 2017.

Informative(s):

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 2021.

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 'DP', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer