

HOLLY LODGE ESTATE: CONSERVATION AREA STATEMENT.

The aim of this Statement is to provide a clear indication of the Council's approach to the preservation and enhancement of the Holly Lodge Estate Conservation Area.

The Statement is for the use of local residents, community groups, businesses, property owners, architects and developers as an aid to the formulation and design of development proposals and change in this area. The Statement will be used by the Council in the assessment of all development proposals.

Camden has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 to designate as conservation areas any "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also introduces a general control over the demolition of unlisted buildings. The Council's policies and guidance for conservation areas are contained in the Unitary Development Plan (UDP) and Supplementary Planning Guidance (SPG). This statement is part of SPG and gives additional detailed guidance in support of UDP policies.

The Statement describes the character of the area, provides an outline of the key issues and identifies development pressures that are currently a cause of concern. The Statement also sets out the key policy framework relevant to the Conservation Area and formulates specific guidance for it.

It is not the intention of the Statement to contain proposals for the enhancement of the public realm (In the Holly Lodge Estate the public realm is limited to Highgate West Hill and Swain's Lane). The Council has produced a Streetscape Design manual for Camden and all public realm enhancement work will be undertaken in accordance with it. The manual identifies an overall image for the Borough in terms of appearance of the streetscape with respect to surfacing materials, furnishings and lighting and, where appropriate, identification of the special characteristics of smaller areas within it. There is a reference guide for the use of standard design details, surfacing materials, street furniture and street lighting to be used in engineering, traffic management and other environmental improvement schemes. This includes sample illustrations of best practice, e.g. for historical street settings, typical street settings within Conservation Areas.

LOCATION

The Conservation Area is situated on the south facing slopes beneath Highgate Village, between Highgate West Hill and Swains Lane. It is surrounded by other conservation areas; Highgate to the west, north and east and Dartmouth Park to the south. It rises from 55m above sea level at the bottom of Swains Lane to 120m at the north east corner. See Maps

PLANNING HISTORY.

Holly Lodge Estate was designated a Conservation Area on 1.6.1992. The Holly Lodge Estate Conservation Area Advisory Committee was formed in 1992 to review all applications for planning permission within the Holly Lodge Estate together with other relevant matters of a general nature within the Estate. The Conservation Area Advisory Committee prepared in conjunction with Camden a set of Guidelines in February 2000. These have been incorporated into the Guidelines in this Statement wherever possible.

The Unitary Development Plan contains a section on Areas of Special Character (Chapter 15). The Hampstead and Highgate Ridge is defined within that and the Conservation Area falls within it. The policies are listed at the end of this Statement.

HISTORY.

In his book, Highgate, John Richardson, records that the area now occupied by the Holly Lodge Estate was incorporated into the Ashurst Estate in 1703.

The following notes on the history of the Holly Lodge Estate are taken from the booklet **Holly Lodge Estate** prepared by the Estate Committee and Mrs. Edna Healey, a former resident, and published in 1973, and revised & republished in 1976 & 1987.

'In 1798 Sir Henry Tempest built a villa on a sunny terrace east of Highgate West Hill, then known as Highgate Rise. The house, later called Holly Lodge, occupied the site of the first houses in the present Holly Lodge Gardens.'

In 1809 'an entrancing young actress', Harriot Mellon took over the lease of Holly Lodge. She married her elderly banker, Thomas Coutts in 1815 and subsequently 'used some of his vast wealth to enlarge the house and beautify the grounds.' When she died in 1837 Harriot left her vast fortune to Angela Burdett, Mr. Coutts' granddaughter.

'From 1849 to 1906, Holly Lodge became world famous as the rural retreat of one of the most remarkable women of the century. In 1871, in recognition of her great charitable works, she became the first woman to be made a Baroness in her own right and took the title of Baroness Burdett-Coutts of Brookfield and Highgate.

After Baroness Burdett-Coutts' death her husband, who had taken her name, put the property on the market, but the sale was unsuccessful and the estate was withdrawn; it was auctioned again, sub-

divided into several lots, in 1922 after the death of Mr. Burdett-Coutts. 'South Grove House, Holly Terrace and Brookfield Stud were sold, but the estate as we know it today remained unsold. In March 1923 it was sold for £45,000 and the purchaser resold it at the same price to London Garden Suburbs Ltd. Later that year the Central London Building Co. Ltd. started building and Bromwich Avenue was the first avenue to be finished.'

The land was the last large open space to be built on in the Borough of St Pancras. The concept behind the plan for the site was a 'garden suburb'. The design included both detached and semi-detached houses and, in particular, flats for 'working ladies'. *'After Bromwich Avenue and the lower part of Hillway had been built a company (Lady Workers' Homes Ltd) was formed to acquire part of the Estate on which to build flats...'* Langbourne Mansions was built in 1923 by the Central London Building Company and provided 88 flats; Makepeace Mansions containing 269 flats were built next and, finally, Holly Lodge Mansions, with 408 flats. From 1925 the 'Lady Workers' were able to buy shares in the enterprise.

Parts of the garden of Holly Lodge were retained, together with a pair of entrance gates. The informal garden, set within the steep hillside, forms a luxuriant oasis within the formality of the residential development. It is situated to the south of Holly Lodge Gardens. The 'spine' road, Hillway, is built over part of the former carriage drive to Holly Lodge

A restaurant was also built and a car was provided to take the ladies up the hill to the flats. Both of these facilities were popular and well supported. However towards the late 1950s the restaurant fell into decline.

After the war, Lady Worker's Home Ltd. was bought out by Grovewood Securities; their interest, in turn, was taken over by the Peachey Property Company Ltd. who built the line of single story garages below Langbourne Avenue. In 1964 the flats together with the derelict restaurant building were taken over by the Metropolitan Borough of St. Pancras and were subsequently inherited by the London Borough of Camden in 1965 on a 150 year lease. When the London Borough of Camden bought the lease the opportunity arose for the re-development of the restaurant block. It was proposed to demolish the building and construct a block of 19 flats, garages and a children's playground. However, these proposals were in breach of the covenants on the site and an application had to be submitted to the Lands Tribunal for modification of the covenant. Although there were over 90 objections from local residents the covenants were duly amended, permitting Camden to erect a block of 19 flats. In July 1972 the London Borough of Camden gained consent for the construction of a block containing 25 one bedroom flats for the elderly; these, together with communal facilities, form the westernmost block on the south side of Makepeace Avenue.

The London Borough of Camden had to undertake some urgent remedial works that included the removal of many of the balconies and the repair and introduction of fire escape bridges between pairs of the mansion blocks. The London Borough of Camden has undertaken works to modernise and enlarge the flats. In 1990, for example, Camden altered 50 bed-sitting rooms in the Holly Lodge Mansions into 15 self-contained flats.

The management and maintenance of the Holly Lodge Estate is undertaken by the Holly Lodge Estate Committee. The History of the Estate, prepared and published by the Holly Lodge Estate Committee records that

*‘when the Holly Lodge Estate was founded it was laid down in the covenants that each of the 281` plot-owners should statutorily pay annually to the trustees of the estate the sum of *£2.50 with which the trustees would discharge their duty of maintaining the roads, footpaths and grass verges of the Estate, together with the ornamental gardens in Holly Lodge Gardens. The flats were reckoned as 97 ‘plots’ at £5 each and the annual income thus derived by the trustees amounted to £1,188’¹*

‘Up to the end of Second World War this income proved adequate: the roads did not need much maintaining in those early days and all went well. Gradually, however, a situation developed in which it was clear to the trustees that the £2.50 rent charge had become quite inadequate and that repairs and renovations on a fairly large scale (for example the gates were in bad state) would be needed.’

The Trustees set up two funds to address the matter: a Reinstatement Fund in January 1952 to which plot owners could contribute wither a lump sum or an annual payment and a Voluntary Maintenance Fund – both being additional to the annual rent charge.

Over time the funds have merged and all plot-owners, including the London Borough of Camden contribute towards the maintenance costs. The Holly Lodge Estate Committee *‘are confident that given the continuing support of plot-owners... it is possible to maintain the Estate to the high standards we have always enjoyed. Given the present age of the estate costs are likely to increase considerably. Our aim is to leave the estate, its roads, paths, grass verges and gates, in such a condition that our property will not depreciate, and to leave it in better condition than that in which they found it.’*

The Holly Lodge Estate Committee meets on a regular basis and undertakes the necessary management of the estate including landscape maintenance.

The information in the history section has largely been drawn from the books listed in the bibliography at the end of the Statement.

CHARACTER AND APPEARANCE OF THE AREA.

INTRODUCTION

The Holly Lodge Estate is situated on a steep southern slope and its special character is derived from this topography combined with the planned quality of the urban form. It was built in the 1920s on a remarkable site and as a planned estate with a restrictive covenant it has maintained its character overall. It is also a private estate with gates at the entrances, increasing the sense of enclosure and separateness. There are long views across London adding to the sense of being away from the city centre.

¹ [note; the total number of plots = 475, of which the mansions account for 198 single plots. Of the remaining 279 plots, two are double plots, making a total of 277]

Layout – the planning concept.

The layout of the estate is simple with the road pattern providing the essential geometry or structure. Hillway, the central spine road climbs almost due north forming a slight arc up the slope to the northern boundary of the Conservation Area. Three parallel transverse roads cross Hillway and the slope of the hill – these are, from north to south, Oakeshott Avenue, Makepeace Avenue and Langbourne Avenue. At the north end of the site, Holly Lodge Gardens links the central spine, Hillway, to the western boundary, Highgate West Hill. At the south end, Bromwich Avenue provides a further link from the central spine to the eastern boundary formed by Swain's Lane. The road layout allows good use to be made of the hillside, with each house enjoying generous rear gardens. It also allows for views of the rear elevations of Hillway houses and particularly the roofscape.

The more gentle, west slope of the hill was developed first with two storey detached and semi-detached houses built on the former 'Beech Lawns' and the orchard of the old house. The houses in the south of the site were built upon part of the 'Home Meadows'. The mansion blocks, built on a series of six terraces on the steeper, east side of the hill, part of which was formerly known as 'Traitor's Hill, form a dramatic high rise edge to the Holly Lodge Estate. When approached from the south end of Swain's Lane, the tall Tudor cliffs provide a remarkable contrast to the low dark woodland and Highgate Cemetery on the east side of the road.

Landscape – both public and private.

The soft landscape of the Holly Lodge Estate – both public and private – provides a major contribution to the Conservation Area. Each of the roads and avenues within Holly Lodge Estate has grassy tree-lined verges that provide a transition zone between the roads and the pedestrian pavement. The transition also works in term of levels, as the often-steep gradient between pavement/road/pavement is accommodated within the verges. This has the additional effect of separating the pedestrian from vehicular traffic and contributes in a subtle manner to the relative calm of the estate.

Individual properties are separated from the roads by front gardens, often screened with mature shrubs or planted as formal statements. In each case the planting serves both to enhance the 'garden-suburb' character and, of course, to contribute to the privacy of individual homes.

Views across the estate are also framed by mature trees –those on the Heath to the west and those in Waterlow Park and Highgate West and East Cemeteries to the east. These long, transverse views of mature vegetation are of immense importance to the character of the estate and have recently been threatened by the construction of ill-considered high dormers or extensions.

Large gardens, front and rear, are typical of properties within the Holly Lodge Estate and provide benefit both to the householder and their neighbours. The front boundary varies, but it appears that many of the houses were built with low brick walls to their front boundaries, keeping the open quality of the area whilst delineating each property. Some original gates and walls survive as well as some hedges. There are hedges in front of the mansion blocks.

Scale.

The scale of the houses within the Holly Lodge Estate is a key factor in defining the character of the Conservation Area. Detached and semi-detached houses are two-storey dwellings, even if the roof space has been converted to provide a third level of accommodation. While there is remarkable variety

of detail and emphasis in the design of the different house types, the overall scale contributes to the harmony of the houses lining the avenues on the west side of the estate. There is a rhythm created by the spacing of the houses and the gaps created. Many of the houses are linked by a single storey garage set back from the building line. Where an additional floor has been added the rhythm is harmed.

It is, perhaps, the simplicity of the house designs that is most often compromised by efforts to modernise properties. Where one owner makes changes to their building regardless of the neighbouring half, the street or the impact on their own property, the design quality of the whole area is diluted. Where this disregard continues along the length of an avenue, the result can become a miscellany of random components, with less harmony and unity.

On the east side of the Conservation Area the scale of the mansion blocks is an exciting contrast, although the fall of the hillside lessens the impact. The scale of the mansion blocks is also tempered by the treatment of the principal elevations. The introduction of projecting bays, balconies, dormers, gables and surface timbers helps to reduce the visual impact of the large residential units. This is clearly illustrated by contrasting the appearance of the front elevations with those of the rear elevations, where no attempt has been made to moderate the building mass.

Materials and Design.

The design in the inter war period was inspired by the Arts and Crafts movement of the late 19th century and the use of the vernacular, which was particularly popular in the garden suburb movement. In the Holly Lodge Estate this can be seen in the use of gables, hipped roofs, expansive tiled roofscapes, tall chimney stacks, double height bay windows, overhanging eaves, exposed roof timbers, roughcast render, window and porch details.

The principal materials of the original house construction are brick, roughcast render, timber dressings, timber casement windows, and roof tiles. This theme was also employed in the principle elevations of the mansion blocks. The result is that buildings sit comfortably in the landscape.

The key factors that contribute to the character are:

- The overall quality of the design, which draws maximum benefit from the physical form of the hillside, including the care and management of parts of the garden of the original house;
- the simple, but effective delineation of roads, paths and gardens, each at different levels, with trees and grass verges;
- the use of symmetrical house forms to articulate the junctions between branch roads and the principle 'spine road', (the junction of Hillway with Oakeshott, Makepeace and Langbourne Avenues).
- the harmony of the overall appearance of the houses, both detached and semi-detached, on the west and central parts of the estate.
- the drama of the mansion blocks on the east side of the estate.

- the presence of the low walls, hedges and gates to the boundaries

This Statement divides the area into five sub areas;

1. East side: Mansion blocks.
2. Central and west area – avenues of detached & semi-detached houses.
3. North west area: primarily detached houses
4. East, south and west ‘boundary’ houses.
5. East side: Low blocks.

Sub-Area 1. East side: Mansion blocks

Holly Lodge Mansions
 Makepeace Mansions
 Langbourne Mansions

The mansion blocks, set along Langbourne, Makepeace and Oakeshott Avenues, are all part of the same design concept, with variations of detail from group to group. The Avenues run to the east of Hillway and descend towards Swains Lane with the dramatic mansion blocks rising as ‘Tudor cliffs’ that tower above the adjoining houses, exuding both an air of intense residential occupation and an aura of privacy. The drama of the blocks is added to by the topography with a fall towards the east, as well as the fall of the hill from north to south. There is an interesting incongruity between the scale of the mansion blocks and mock Tudor detailing. However, the principal elevations provide a powerful visual contribution to the Holly Lodge Estate. Hedges are used as the front boundary to the blocks and red tiled paths and these contribute to their setting.

The height of the blocks varies from four to five storeys, but they are united by the timber details, gable roofs with finials, red tiles and casement windows. The rear and side elevations are in a very different style and are plain and minimal. They reflect the modern design of the 1920s, rather than the use of the vernacular. The blocks are remarkably unaltered but are in need of repair. The north elevation of the mansions on Oakeshott Avenue together with the narrow strip of land alongside is a cause of particular concern, both visually and environmentally.

A five storey block of flats for the elderly was built in the 1970s by Camden after the demolition of the restaurant block (see History Section) on Makepeace Avenue. These are in a light brick with red roofing materials that are clearly designed to relate to the adjacent mansion blocks.

Below Langbourne Avenue is a row of garages built after the Second World War. These are in a poor state of repair and harm the appearance of the Conservation Area.

Sub-Area 2 Central and west area – avenues of semi-detached and detached houses.

Bromwich Avenue	1-23(odd), 2-10(even)
Hillway	1-63(odd), 2-58(even)
Langbourne Avenue	1-31(odd), 2-26(even)
Makepeace Avenue	3-33(odd), 2-28(even)
Oakeshott Avenue	1-27(odd), 4-32(even)

The sub-area covers the lower half of Hillway and the Avenues on the west side of Hillway as well as Bromwich Avenue to the east.

The Avenues to the west of Hillway form a distinct group primarily because of their scale – two storey houses, detached and semi-detached, with neat boundaries to their front gardens. The original designs include a number of variations upon a theme: sometimes these variations are set out in a pre-determined pattern, for example with the semi-detached properties Type ‘A’; ‘B’; ‘B’; ‘A’.

The Avenues rise from Hillway and then fall towards Highgate West Hill. In addition the buildings on the north sides are above road level and those to the south are below. These roads are narrower than Hillway and this adds to the impact of the buildings. Giving prominence in particular to the roofscape. The houses are closely spaced and the relationship between them gives harmony to the streets. Where there is loss of detail it is very noticeable, as are some alterations. In particular changes to window, porches and roofs.

Hillway is wider and has a continuous rhythm with the houses linked originally by a single storey garage, set back from the frontage. The views across the single storey structure give a connection to the gardens at the rear. There is a significant and detracting impact when this view is reduced. At the junctions with the Avenues the houses are of a similar design. The junction with Langbourne Avenue has houses with at each corner with prominent turrets to the double height bay. Two of these retain their weathervanes. Sadly there have been some alterations such as replacement of windows and doors that have reduced the symmetry of the group.

At the bottom of Hillway is the only light industrial building, lying just south of the gates to the Estate. Its low height means that it does not undermine the character of the area.

Bromwich Avenue sits at the bottom of the hill where the land has levelled out. It has stuccoed semi-detached houses with prominent gables that sweep down to the ground floor level. The front boundaries are defined mostly by hedges and there are a couple of original gates left. There are no crossovers interrupting the grass verges. Window replacements have marred some of the houses.

Sub-Area 3. North west area: primarily detached houses

Hillway 60-96(even), 65-99(odd)

Holly Lodge Gardens 1-18(cons)

Robin Grove 2-8(even)

This sub-area consists of part of Hillway and the entrance spur – Holly Lodge Gardens. Detached houses predominate, with those on Holly Lodge Gardens set high above road level, while those on Hillway step down the hillside in a series of miniature plateaux. The detached houses are sometimes linked to the neighbours by single storey garage/extensions as described in Sub-Area 3.

Houses at the north of the Holly Lodge Estate enjoy the best views to the south; those on Holly Lodge Gardens also benefit from the outlook over the mature garden of the original Holly Lodge. This is situated on the south side of the road and is designated as a Private Open Space in the UDP and as a Site of Nature Conservation Importance by the London Ecology Unit. Holly Lodge Gardens rises steeply to the east to Nos.12-18 that are grouped in a semi-circle sitting above the level of the road.

The design of the houses is similar to the themes expressed in the houses on the Avenues: bow windows, both square and semi-circular, gables, extended pitches and tiled skirtings to windows may be seen in various combinations on most of the buildings. Wooden balconies appear in some properties on the front elevation, sitting under the overhanging eaves. The only exception to the mock Tudor design is at No. 12 Holly Lodge Gardens, which was rebuilt after the Second World War following bomb damage. A passage located between houses Nos. 9 & 10 leads to No. 9A which was originally constructed as an 'out-house' to one of the properties in Holly Terrace. Nos.1 & 2 Holly Lodge Gardens have the original gates. Low walls are found on most of the houses but No.9 has a higher wall that detracts from the overall front boundary character. In addition some houses have poor replacement windows and dominant dormers on the front and sides have also undermined the appearance of buildings. . The south elevations are favoured for roof extensions, having the obvious advantage of excellent views.

Alterations to the treatment of wall surfaces, entrances and extensions have introduced some disparity into this part of the Holly Lodge Estate. On Hillway extensions on single story garages have created creating the impression of a terrace rather than a series of detached houses

Sub-Area 4. East, south and west 'boundary' houses.

Highgate West Hill	91-105(cons)
Makepeace Avenue	1
Oakeshott Avenue	2
Robin Grove	1-9(odd), 2-8(even)
Swains Lane	15-63(odd)

The houses on the east, south and west boundaries and perhaps those on Robin Grove, form a group by 'disassociation' with the majority of the properties within the Holly Lodge estate. This is as a result of the fact that each is outward looking, insulated from the heart of the estate by their long back gardens and accessible from the public (unrestricted) roads of Highgate West Hill and Swain's Lane.

On Highgate West Hill the boundary houses are set back from the road with generous front gardens. Mature vegetation along the boundary line contributes to the visual barrier, while the unrestricted vehicular traffic along Highgate West Hill provides an edge to the Conservation Area. The houses along the west side of the Holly Lodge Estate are detached villas, each displaying, with slight variation, the design principles which are so much a feature of the estate as a whole. Accentuated gables to the projecting bays are finished with timber members, usually painted black against white-painted render. The roof slopes often extend down to ground floor level. Bay windows, often canted, are popular throughout the estate.

The properties in the shopping frontage on Swain's Lane lie within the designated Neighbourhood Shopping Frontage (UDP). They were designed in sympathy with the remainder of the Estate. However they are regarded as distinct as a result of their scale (three story and high pitched roofs), their boundary location and interface with the Dartmouth Park Conservation Area and the presence of shops on the ground floors, again with an out-ward looking role. These shop and maisonette units follow the established design principle and display mock Tudor planted timber-work on the upper levels.

Along the north/west side of Swain's Lane the houses are similar to those built on the Avenues. There is a pre-dominance of semi-detached houses on the southern end of the boundary. The houses are two

storeys in height, although most have extended their habitable space into the roof voids by adaptation and construction of dormer windows. Detached houses on the curve of the road (south east) have been able to extend laterally and, were it not for the considered form of such extensions, might be seen as having become over-large in relation to their neighbours.

Sub-Area 5. East side: maisonette blocks.

The small flats and maisonettes in Court View, Hill View and West View, on Swain's Lane form their own sub-areas they have a lower scale than the adjoining mansion blocks. The design of the buildings reflects, in general terms, the module and form of the original mansion blocks.

AUDIT.

Those buildings considered to make a positive contribution to the Conservation Area are listed below together with those buildings or features which are considered to detract from the character of the area.

Listed Buildings.

There are no buildings currently on the Statutory List of Buildings of Architectural or Historic Interest within the Holly Lodge Conservation Area.

Buildings and features which make a positive contribution.

It is considered that all the buildings in the Conservation Area contribute to its character.

Buildings or features which detract from the character of the area and which would benefit from enhancement.

- Unsympathetic extensions to private houses – in terms of materials, form and scale – detract from the harmony of the whole and, in many instances close off glimpse views between houses to the mature vegetation of the Heath or Highgate Cemetery.
- Garage rows and individual garages; poor condition of garage block on Langbourne Avenue.
- The growing trend to cover front gardens with hard paving.
- Disregard for detail, character and scale; this is particularly critical for semi- detached houses where balance and symmetry is of fundamental importance to the perception of the building in its setting.
- The neglected condition of the formal gardens between the mansion blocks.
- Roof extensions that harm the roofscape

STREETSCAPE AUDIT.

Materials and features which enhance the Holly Lodge Estate Conservation Area include:

ROAD/AREA	FEATURE	CONTRIBUTION/CONDITION.
Bromwich Avenue, Holly Lodge Gardens. Hillway, Langbourne Avenue, Makepeace Avenue,	1. Clear planning principles maintained throughout the estate. 2. All roads delineated with (mature) trees & well-maintained	1. Gardens/pavements/verges/ roads – all laid out to gain maximum benefit from the topography. 2. Maintenance of trees and verges essential to harmony of the estate.

Oakeshott Avenue. Robin Grove.	verges. 3. Street lamps sympathetic. 4. Co-ordinated street signage. 5. Estate Guidelines set out to help to maintain scale of rooflines, lines of boundary walls and avoid unsympathetic additions	3. Scale and colour of light complement design of estate. 4. low-key & discrete. 5. Holly Lodge Conservation Area Advisory Committee works to monitor and guide development within the estate.

CURRENT ISSUES.

Where development has not positively contributed to the character and appearance of the Conservation Area, it usually involves:

- use of inappropriate materials
- inappropriate bulk, massing and/or height
- inappropriate signage
- impact upon views
- possible impact upon soil stability
- lack of ‘good manners’ or respect to historic context

Quality Erosion

There continues to be a steady erosion of many of the attributes of the character and appearance of the area. These mainly concern:

- alteration and addition to roofs
- alteration to or replacement of windows, porches, doors, and other features
- loss of railings, gates or gateposts
- loss of garden walls
- new additions which show little respect to their historic context
- loss of original features
- inappropriate extensions

A review of recent 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 over the last 10 years. There have been many extensions to the properties in the Conservation

Area, some of which detract both the appearance of the building as well as the wider area. There is particular concern about front and side dormers and side extensions.

In addition there have been a growing number of satellite dishes, 'car-ports', the tendency to pave front gardens to provide driveways or courtyards for car park spaces, enclosure of entrance porches and, the introduction of PVCu windows. This last example merits further consideration: English Heritage has recently published a guidance note entitled 'Framing Opportunities' in which the relative advantages and disadvantages of PVCu windows are discussed in detail. It is recommended if the introduction of plastic windows is being considered. Not only do PVCu windows become brittle with age, but also their introduction, particularly into one side of a semi-detached house, destroys the balance of design. The loss of traditional fenestration pattern and the removal of glazing bars detract from the overall harmony and quality of the residential development.

The boundaries and entrances to the Holly Lodge Estate require overhaul and maintenance as a matter of good practice and also to retain the perception of the estate as a 'special place'.

The former garage, now a wholesale centre, at the south end of Hillway, stands apart in terms of use and design and therefore is more vulnerable to development proposals. In terms of use UDP policies should guide proposals and in addition the importance of the site at the entrance to the Conservation Area will be paramount in any assessment.

GUIDANCE.

Designation of a Conservation Area gives the Council greater power to control and manage change. It is not, however, intended to prevent all new development. Some development to single family dwellings does not require permission from the Council under the Town and Country Planning (General Permitted Development) Order 1995 (GDPO) such as small extensions and changes to windows not in the roof. This is known as permitted development. The majority of works within the Conservation Area will require planning permission, and/or conservation area consent, and it is therefore advisable to check with the Planning Officer whether permission is needed at an early stage of proposals.

The Borough's Principal Planning Policy document is the Unitary Development Plan (UDP) which has recently been adopted and will be supported by Supplementary Planning Guidance (SPG). This Statement will form part of the SPG and should be read with the policies of the UDP and further guidance contained within the SPG.

Within conservation areas the Council has certain additional duties and powers in relation to the conservation of the built environment, and the UDP Environment Chapter sets out the Council's policies and general approach. In this context UDP Policy EN31 states *"The Council will seek to ensure that development in conservation areas preserves or enhances their special character or appearance, and is of high quality in terms of design, materials and execution. Applicants will be expected to provide sufficient information about the proposed development and its immediate setting to enable the Council to assess the potential effect of the proposal on the character or appearance of the Conservation Area."*

A further guidance leaflet giving general advice on works and applications in conservation areas is available from this office, and additional guidance relating to specific problems within the Conservation Area may be produced from time-to-time for inclusion within this statement.

Backland/Rear Gardens

HL1 Rear gardens contribute to the townscape of the Conservation Area and provide a significant amenity to residents and a habitat for wildlife. It is preferable that grass and foliage predominate. Development within gardens that requires planning permission is likely to be unacceptable.

Demolition

HL2 Within the Conservation Area total or partial demolition of a building (whether listed or otherwise) will require conservation area consent.

HL3 The Council will seek the retention of those buildings which are considered to make a positive contribution to the character or appearance of the Conservation Area, and will only grant consent for demolition where it can be shown that the building detracts from the character of the area. Consent will not be granted for demolition unless a redevelopment scheme has been approved which will preserve or enhance the Conservation Area (see UDP Policy EN36 and SPG Demolition Guidelines).

HL4 All applications should show clearly the extent of demolition works proposed (including partial demolition).

HL5 The demolition of listed buildings will be resisted and the Council will seek to ensure that they are adequately maintained and in beneficial use. The demolition of buildings or removal of streetscape features which make a positive contribution to the character and appearance of the Conservation Area will be resisted.

Estate Agents Boards

HL6 A profusion of boards can have a detrimental impact upon the Conservation Area in terms of visual clutter. Only one advertisement, of specified dimensions and height, per property to be sold or let has deemed consent under the Regulations. Applications for consent to exceed the deemed consent level will usually be refused in Camden. The Council will, where appropriate, use its powers to prosecute agents who display boards illegally. For more information see SPG.

Front Garden and Boundaries

HL7 Front gardens are of great importance to the appearance of the Conservation Area. Boundaries in the Conservation Area are predominantly formed by low walls, many with hedges, with a variety of original features. Proposals should respect the original style of boundary and these should be retained and reinstated where they have been lost. Particular care should be taken to preserve the green character of the Conservation Area by keeping hedges. The loss of front boundary walls where it has occurred detracts from the appearance of the front garden by reducing the area for soft. Furthermore, the loss of front boundary walls facilitates the parking of vehicles in part of the property, which would adversely affect the setting of the building and the general street scene. The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking areas. New or altered walls should not exceed one metre in height on the front boundary and two metres on the side boundaries.

Listed Buildings

If any properties become listed the following guidelines will be relevant.

HL8 Under Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. Even cleaning or repainting a facade may require listed building consent. The requirement for listed building consent is distinct from the need for planning permission and 'permitted development' rights do not apply to listed building consent. Listed building consent is not normally required for maintenance and like-for-like repairs but, if repairs result in a significant loss of historic fabric or change to the appearance of the building, consent would be required.

HL9 Works required to be carried out to a listed building as a matter of urgency would require listed building consent just as in any other case, even if the works are required by a dangerous structures or any other legal notice.

HL10 It is an offence to carry out or ask for unauthorised works to be carried out to a listed building and the penalty can be severe - an unlimited fine or up to 12 months imprisonment, or both.

HL11 Advice on whether listed building consent is needed for works to listed buildings is available from the Conservation and Urban Design Team. The Council's principal development policies relating to listed buildings are contained in the UDP Policies EN38 to EN40.

HL12 Additional guidance is included in Supplementary Planning Guidance and in the Governments Planning Policy Guidance Note 15 - Planning and the Historic Environment. A separate Council leaflet is available on Listed Buildings.

Materials and Maintenance

HL13 In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, timber framed windows, doors, where retained add to the visual interest of properties, and where removed in the past replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary.

HL14 The choice of materials in new work will be most important and will be the subject of control by the Council.

HL15 Generally routine and regular maintenance such as un-blocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.

HL16 Original brickwork should not be painted, rendered or clad unless this was the original treatment. Such new work, whilst seldom necessary, can have an unfortunate and undesirable effect on the appearance of the building and Conservation Area and may lead to long term structural and decorative damage, and may be extremely difficult (if not impossible) to reverse once completed. Re-pointing if done badly can also drastically alter the appearance of a building (especially when "fine gauge" brickwork is present), and may be difficult to reverse.

HL17 Where replacement materials are to be used it is advisable to consult with the Council's Conservation & Urban Design Team, to ensure appropriate choice and use.

New Development

HL18 The UDP provides the context and guidance for proposals for new development with regard to appropriate land uses. New development should be seen as an opportunity to enhance the Conservation Area and should respect the built form and historic context of the area, local views as well as existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.

Porches

HL19 There are a variety of porch designs in the Conservation Area that make a valuable contribution to the appearance of the buildings and the area. These should be retained and reinstated wherever possible.

Rear Extensions/Conservatories

HL20 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability. Extensions at first floor level over existing extensions will be resisted.

HL21 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

HL22 Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt group of buildings.

Roof Extensions

HL23 Planning permission is required for alterations to the roof, at the front, rear and side, within the Conservation Area. Some alterations at roof level have had a harmful impact on the Conservation Area. Any further extensions in the roof space should respect the integrity of the existing roof and should not be prominent in long views from other parts of the Estate. Generally dormers to the front of the property will be unacceptable.

HL24 There are limited opportunities for roof extensions as alterations to the roofscape could adversely affect the character of the Conservation Area. The following principles will apply:

- (a) The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimney stacks and pots will be encouraged.
- (b) Roof extensions should be drained to the rear of the building; no rainwater piping will normally be allowed on the street elevation.
- (c) External works should be carried out in materials that match as closely as possible in colour, texture and type those of the original building or are common in the area.
- (d) No adverse effects on views and privacy.
- (e) Extensions should respect the rhythm and scale of the street and surrounding buildings and open spaces.
- (f) Dormers should be sited below the roof line and be subordinate in scale to the main roof.

Satellite Dishes

HL25 Dishes are not normally acceptable where they are positioned on the main façade of a building or in a prominent position visible from the street. The smallest practical size should be chosen with the dish kept to the rear of the property, below the ridge line and out of sight if at roof level. Planning

permission may be required. Advice from the Conservation and Urban Design Team should be sought before undertaking such works.

Shop fronts/Advertisements

HL26 The installation of a new shop front and most alterations to the existing shop front will need planning permission. The installation of external security shutters also requires planning permission. SPG contains more detailed advice on the design of shop fronts and signage.

HL27 Shop signage should be appropriate for the Conservation Area, respecting the proportions of the shop frontages, and maintaining the division between units and reflect the plot widths of buildings. Internally illuminated box signs are unacceptable and generally signage should be non-illuminated or externally illuminated. Signage will usually consist of one fascia sign and one projecting sign. Shop signs should not normally be above ground floor level. The Council will also give consideration to 'corporate retail signage' and how this could be altered to enhance the appearance of the Conservation Area.

Shop front Security

HL28 The introduction of security measures can detract from the appearance of the Conservation Area. The Council will prefer the use of security measures that do not require external shutters or grilles such as:

- (a) the strengthening of shop fronts;
- (b) the use of toughened or laminated glass;
- (c) internal grilles or collapsible gates - these do not normally require planning permission unless they result in a material alteration to the external appearance of the shop front;
- (d) improved lighting.

HL29 There will be a general presumption against the use of external security shutters, grilles or meshes on shop fronts. Applicants would have to demonstrate that the above measures are not feasible for external security shutters, grilles or meshes to be considered. A separate leaflet is available on Shop front Security.

HL30 It is Council policy to keep under continuous review the prioritisation of enforcement action across the Borough of unauthorised advertisement works and unauthorised change of use.

Side Extensions

HL31 Planning permission may be required for the erection of side extensions. Modest single storey side extensions to single family dwellings may be exempt from permission under the General Permitted Development Order 1995 depending on the proposed volume and height and location. It is advisable to consult the Planning Service to confirm if this is the case.

HL32 Normally the in-filling of gaps between buildings will be resisted where an important gap is compromised or the symmetry of the composition of a building would be impaired. Where side extensions would not result in the loss of an important gap they should be single storey and set back from the front building line. Extensions over existing garages or side extensions will be resisted.

Trees and Landscape Design

HL33 Any person wishing to do works to a tree, such as pruning or felling, must give the Council six weeks notice of the works before it is carried out. If a tree is subject to a Tree Preservation Order the Council has eight weeks to process the application. Further advice is available from the Tree Officer on 020 7974 5616. The Council will consider the removal of existing trees only where necessary for safety or maintenance purposes or as part of a replanting/nature conservation programme.

HL34 All trees which contribute to the character or appearance of the Conservation Area should be retained and protected. Developers will be expected to incorporate any new trees sensitively into the design of any development and demonstrate that no trees will be lost or damaged before, during or after development.

HL35 All new development should have a high standard of external space (landscape) design, which should respect the character and appearance of the Conservation Area.

HL36 Applications for development should take into account the possible impact on trees and other vegetation, and state clearly whether any damage/removal is likely and what protective measures are to be taken to ensure against damage during and after work. BS 5837: 1991 shall be taken as the minimum required standard for protection of trees. All trees within 10 metres of a development proposal should be clearly identified. This also applies to underground development.

Ventilation Ducts/Air Handling Equipment

HL37 The erection of all external ventilation ducts and air handling equipment will require planning permission from the Council. In assessing applications the Council will be concerned about the siting of the equipment, particularly in visually sensitive locations and in the proximity of residential accommodation, to ensure that local amenity is protected. (refer UDP: EN7).

APPENDIX 1 AREA OF SPECIAL CHARACTER – THE HAMPSTEAD AND HIGHGATE RIDGE

UDP Chapter 15 - Special Policy Areas contains guidelines on the Hampstead and Highgate Ridge Area of Special Character and should be read in conjunction with this Statement. The guidelines are as follows:

- HR1 The Council will seek to preserve and/or enhance the character of the Heath and its setting and will seek to ensure that any proposals for the management by the City Corporation and English Heritage of the Heath and Kenwood respectively are compatible with this objective and other policies in this Plan.
- HR2 The Council will seek to protect and reinforce the existing scale and the varied character of the streets and townscapes within the Area of Special Character.
- HR3 The Council will seek to control development along roads leading to the Heath so as to safeguard their present contribution to the setting of the Heath.

- HR4 The Council will seek to preserve or enhance views of the Heath and views to the Heath and to the wooded and open areas adjacent to it.
- HR5 The Council will seek to protect the existing skyline and viewpoints, particularly views to notable landmarks including the historic views of Saint Paul's Cathedral and the Palace of Westminster. Where high or bulky buildings in the foreground intrude into those views, the Council will, on redevelopment, wish to see their replacement with lower and less bulky buildings.
- HR6 In order to preserve the general character of the area, the Council will protect residential use throughout the area. In the core areas of Hampstead and Highgate villages, the Council will encourage the retention of a mix of uses.
- HR7 Where the existing development has a significant proportion of large gardens and unbuilt land, the Council will not normally permit new development at densities incompatible with those in the surrounding area and will seek to ensure that a substantial amount of each site remains unbuilt and is used for landscaping and tree planting.
- HR8 In locations that are visible from the Heath and other open spaces, any proposals for development including alterations or extensions to the roofs of existing buildings will be expected to safeguard the established and traditional rooflines and roofscapes in the area. Within these locations, the Council will also give special consideration to the design of rear elevations and alterations to the rear of existing buildings.

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FOR FURTHER INFORMATION CONTACT

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ENVIRONMENT DEPARTMENT,

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ARGYLE STREET,
LONDON WC1H 8ND. TELEPHONE: 020 7974 1944
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Camden's Planning Service is on-line. You can visit the website at www.planning.camden.gov.uk

USEFUL CONTACTS

English Heritage
23 Savile Row
London W1X 1AB

Holly Lodge Estate Conservation Area Advisory Committee and other local groups can be contacted via CINDEK which is available through Camden Libraries, Camden Information Point and by direct internet access at <http://cindex.camden.gov.uk>