

Appendix 2

| Holly Lodge Estate Conservation Area Appraisal and Management Strategy consultation responses | | | |
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| | Name | Consultation response | Officers response |
| 1 | Marie-Helene English | Agree with Summary Ch & Special interest, no suggested changes. Agree with approach to preserving and enhancing as set out in MS. Couldn't find App 3 or list of detractors. | |
| 2 | Alice Tarleton | Agree with summary Ch & Special interest, no suggested changes. Does not agree with approach to preservation as set out in MS. | |
| 3 | | Most of the detail in the strategy relates to the houses. Very important that the mansion blocks are not neglected. More details needed on the management of the mansion blocks, the period detailing and the landscaping of the gardens surrounding them. | <p>The text in the strategy has been checked to ensure that the guidance relates to houses and mansion blocks, where appropriate. Amendments have been made to clarify this (e.g. changing 'houses' to 'buildings' or adding 'and mansion blocks') to the following sections in the Management Strategy: control over new development; doors and windows; rear garden spaces; porches; rear extensions; and the 'local details' section of the Appraisal.</p> <p>Additional text has been added to the Appraisal – architectural quality and built form section - to include the importance of the rear gardens and the architectural details.</p> |
| 4 | | Extant/recent detrimental works/additions/treatments in the Mansion Blocks which detract from the area and should be included | |

Appendix 2

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| | <p>in the strategy include:</p> <ul style="list-style-type: none"> - Roofscape character being damaged including recent siting of IRS - Loss of internal period detail in the common parts of the Mansions Blocks which is visible at night and detracts from the streetscape - Internal communal area refurbishments currently being done or consulted on with non-period colour schemes and flooring material. Bannisters are currently over-boarded - original bannisters should be restored and refurbished and period-appropriate dado rails and skirting boards should be used. - Red-tiled paths should be retained and restored during external refurbishments <p>Lighting fixtures – agree a common type, period-appropriate, and appropriate levels of lighting</p> <ul style="list-style-type: none"> - Areas at the end of the Avenues on Swains Lane: inappropriate and overly large shell for refuse sheds still there after nearly a year - Siting and lack of cleaning of recycling centres on Swains Lane – encourages dumping - New bike sheds not in appropriate or sympathetic materials, adding to security problems with gated alleys and roofs easily climbed to allow burglar access to first floor flats | <p>Interior features are not covered by the appraisal or management strategy.</p> <p>Referred to already in Character Area 3 – Mansion Blocks text; added to Appraisal – architectural quality and built form section</p> <p>Added to Appraisal – problems pressures and capacity for change section.</p> <p>Refuse and recycling stores included in ‘buildings and spaces which make a negative contribution’</p> <p>Planning permission granted, and works due to be completed January 2013. No changes made to Appraisal/MS regarding this item.</p> |
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Appendix 2

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| | | <p>- Poor maintenance of open spaces, particularly marginal lands on the Mansions blocks boundaries,</p> <p>-no overall management strategy for the period gardens between Oakeshott and Makepeace.</p> | <p>Already included in 'buildings and spaces which make a negative contribution'.</p> <p>Reference to their neglected appearance exists in Appraisal, Character Area 3 Mansion Blocks section; enhancement plan included in MS, Enhancement strategy section.</p> |
| 5 | John T Lillie | <p>Agree with Summary of Character and Special interest, no suggested changes.</p> <p>Agree with approach to preserving and enhancing as set out in MS.</p> <p>A very good document that should help to preserve and enhance the conservation area.</p> | |
| 6 | Deborah Froome | <p>Does not agree with list of positive contributors; suggest adding the Mansion Blocks which have the original front doors with brass furniture and leaded lights, and side windows with leaded lights.</p> <p>The original signs on the Mansions showing the walkway through to Court View from Makepeace.</p> <p>The original signage for the flats numbers on the front of the blocks.</p> | <p>Mansions Blocks are already identified as positive contributors.</p> <p>Added to streetscape audit.</p> <p>Added to Appraisal - architectural quality and built form section.</p> |
| 7 | | <p>Does not agree with list of negative buildings; suggest adding</p> <ol style="list-style-type: none"> 1. the recycling bins and areas on Swains Lane at the junctions of Langbourne and Oakeshott. 2. The long term 'cage' for builders' plant on Swains | <p>Added – refuse and recycling stores on Swains Lane</p> <p>Individual features on buildings have not been included in the is section, but amendments to appraisal and management strategy have been made</p> |

Appendix 2

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| | | <p>Lane.</p> <p>3.The unfinished and over-large scaffold for refuse bins at the end of Makepeace Avenue on the Swains Lane junction.</p> <p>4.The new post-modern 'bike-sheds' using pale wood slats and grey and pale green painted metalwork.</p> <p>5.The 'magic wand' lighting posts outside refurbished blocks on Makepeace and in the gardens between the Mansion Blocks.</p> <p>6. Inappropriate and non-period light fittings</p> <p>7. New, 70s style entrance doors to the Mansion Blocks exteriors.</p> | <p>to include guidance on lighting and replacement doors to the Mansion Blocks.</p> <p>Planning permission granted, and works due to be completed January 2013. No changes made to Appraisal/MS regarding this item.</p> <p>Added to Appraisal – problems pressures and capacity for change section.</p> <p>Covered by 'control over new development' section in Management strategy</p> |
| 8 | | <p>There is insufficient detail and attention paid to the Mansion Blocks. It is extremely important that the unity, integrity and character of the Mansions is retained and that the quality of detail and standard of works there is required to be comparable to that expected in respect of the private houses. There is already a distinct split between the maintenance and visual quality between the houses and the flats, and this is not in the flats' favour. Camden as Head Leaseholder needs to take its own advice and apply the management strategy equally to its own managed properties.</p> | <p>The text in the strategy has been checked to ensure that the guidance relates to houses <i>and</i> mansion blocks, where appropriate. Amendments have been made to clarify this (e.g. changing 'houses' to 'buildings' or adding 'and mansion blocks') to the following sections in the Management Strategy: control over new development; doors and windows; rear garden spaces; porches; rear extensions; and the 'local details' section and Problems Pressures, and capacity for change section of the Appraisal.</p> |
| 9 | | <p>Camden should introduce article 4 and include the Mansion Blocks – there is no shortage of money</p> | <p>Noted. Article 4 was recommended by officers for Holly Lodge in 2009 but refused by Environment Sub</p> |

Appendix 2

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| | | being spent on the estate, both on houses and in the Mansions – an article 4 can only support that works are done in a period-sensitive way and will last. | committee in light of strong local opposition. The case for the Art 4 has not diminished, but due to the situation appearing relatively stable we are not proposing to introduce Article 4 now, but will monitor situation. |
| 10 | | <p>Extant/recent detrimental works/additions/treatments in the Mansion Blocks which detract from the area and should be included in the report:</p> <ol style="list-style-type: none"> 1.Loss of architectural details and inappropriate replacements: shoddy pegs in Tudor timber boards, inappropriate entrance doors, windows which have lost the original fenestration pattern and do not replicate the original detailing 2.Roofscape character being damaged including recent siting of IRS 3.New larger exits and other buildings on Mansion block roofs – painted in different colours – black, red and white – no unity 4.Finials painted black or white at random – no apparent ability to make a decision on unity, makes for a restless roovescape 5.Unsympathetic roof treatments and alterations to original windows 6.Tiles painted over (windowsills) 7.Damaged doors repaired with wired glass not leaded panes 8.Original door furniture lost, ‘disappears’ during major works 9.There are lost red-tiled paths: these should be | <p>Text added to Appraisal - Architectural quality and built form section, Problems pressures and capacity for change, and MS guidance sections to highlight importance of retaining original high quality detailing, consistency of approach, and appropriate detailing of new work.</p> <p>See also response to points 6-9, above.</p> |

Appendix 2

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| | <p>retained and restored during external refurbishments</p> <p>10. Lighting fixtures – agree a common type, period-appropriate, and appropriate levels of lighting</p> <p>11. Areas at the end of the Avenues on Swains Lane: inappropriate and overly large shell for refuse sheds still there after nearly a year</p> <p>12. Siting and lack of cleaning of recycling centres on Swains Lane – encourages dumping</p> <p>13. Loss of landscaping to front of blocks – spoil dumped and not removed at end of works, overgrown with weeds, hedges not replaced/not replaced with mature plants</p> <p>14. Loss of /damage to mature trees through not doing arboricultural survey/managing works and plant on a daily basis when tree roots are damaged: extra costs for removal of damaged mature trees on Swains Lane – this continues to be a problem with Housing projects</p> <p>15. DP 24: new bike sheds not in appropriate or sympathetic materials, adding to security problems with gated alleys and roofs easily climbed to allow burglar access to first floor flats</p> <p>16. Poor maintenance of open spaces, particularly marginal lands on the Mansions blocks boundaries, and no overall management strategy for the period gardens between Oakeshott and Makepeace. Dumping of furniture, refuse and rubbish across the pavements, on Swains Lane and in the garages areas. Poor and inappropriate tree works done by</p> | <p>Refuse and recycling stores added to the Appraisal – buildings and spaces which make a negative contribution section.</p> <p>Planning permission granted, and works due to be completed January 2013. No changes made to Appraisal/MS regarding this item.</p> <p>Reference to an Enhancement plan for communal gardens included in Enhancement Strategy.</p> |
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Appendix 2

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| | | <p>contractors in gardens. Dumping of spoil and infill with reclaimed earth from other sites by contractors: has led to contamination with Japanese knotweed.</p> <p>17. Insensitive and visible siting of Camden's own IRS system dishes and aerials damaging roofscapes and views from Highgate</p> <p>18. Wildly insensitive colour schemes in internal refurbishments and overly bright internal lighting in refurbished communal areas which present a visual eyesore at night and in dark evenings</p> <p>19. Loss of internal period detail in the common parts of the Mansions Blocks which is visible at night and detracts from the streetscape</p> | <p>Internal detailing is not included in the appraisal or management strategy.</p> <p>(Details of these concerns relating to recent works have been forwarded to the Housing and Adult Social Care department.)</p> |
| 11 | David Burnside | Does not agree with summary of Ch & appearance of CA. Does not agree with list of positive contributors. Does not agree with list of negative contributors. Does not agree with approach set out in management strategy. | |
| 12 | | <p>I'm writing re-the planned redevelopment of the shops. I'm far from a conservationist. I in principle disagree with restrictive planning on the estate and don't want householders prevented from reasonable updates to their doors, windows, fences etc. I am happy for flats and shops to replace some of what we have. I just want it to scale and not to cause dangerous access issues. i cycle past the corner daily, walk past it regularly with kids. Because the roundabout and swains lane twist back on a corner, with double parked cars outside the shops, the sight</p> | <p>The development referred to falls outside the Holly Lodge Estate Conservation Area but is likely to affect the setting of it. The impact on the setting of the Holly Lodge Estate Conservation Area and the impact on the character and appearance of the Dartmouth Park Conservation Area within which it falls will be material considerations in the consideration of a forthcoming planning application for this site.</p> |

Appendix 2

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| | | lines are lethal and pedestrians routinely face dangerous crossings. Anything that brings extra shoppers - and even several additional resident cars - is going to be dangerous - it's not an appropriate corner for a busy new supermarket which people will drive to. And the new flats just need to be lower - simple as that, less intrusive | |
| 13 | Patricia Hodgson and George Donaldson | Agree with summary of Ch & appearance of CA. Agree with list of positive contributors. Agree with list of negative contributors, but emphasis needed on extensions which alter the character of gardens even more than lost trees. Agree with approach set out in management strategy, but believe some Article 4 powers necessary for effectiveness. | |
| 14 | | On moving to Holly Lodge I was surprised by dormers and extensions that would not have been permitted in other London conservation areas (Hampstead Garden Suburb, Brent and the Rookfields, Haringey). Given the governments policy on extensions and the changing nature of purchasers in Holly Lodge Camden will need Article 4 powers, even if narrowly drawn (e.g. extensions only on small gardens on cross cutting roads only. | Noted. Article 4 was recommended by officers for Holly Lodge in 2009 but refused by Environment Sub committee in light of strong local opposition. The case for the Art 4 has not diminished, but due to the situation appearing relatively stable we are not proposing to introduce Article 4 now, but will monitor situation. |
| 15 | | In particular we note the existence (and recent development) of large and ugly extensions in small gardens, destroying the continuity and rural aspect of perspectives, particularly on the cross streets where the rear gardens are quite small. It seems | Noted – guidance in the management strategy will improve control over the design, location and scale of side and rear extensions as well as roof extensions and dormers, where planning permission is needed. |

Appendix 2

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| | | that, recently, controls on roof extensions and dormers have been much more rigorous than of extensions. Both are needed. | |
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