

Application: Sunbury, Fitzroy Park N6 6HX

2023/2712/P

Answer to comments by Susan Rose, Highgate CAAC, of 06/09/2023

Dear Charlotte

I would like to correct some points in the CAAC report of 06.09.2023 regarding the above application.

Firstly I would like to mention the overall positive view of the CAAC to the main parts of the proposal: "We feel that the extension to the rear respects the house and its architecture."

Point 1: "However the pillars and concrete beams are massively oversized and there are no clear details regards materials."

No concrete has been proposed for visible structural elements such as pillars and beams. Only the foundations and floor slabs are in concrete. Pillars and beams are in steel, roofs in timber - materials which create a slender appearance.

The structural dimensions were established by a structural engineer. The cladding of the steel elements with thermal insulation, and the boarding for the zinc cladding set the overall dimensions.

In the submitted rear elevations, the added perspective view of the pillar shows the overall appearance, including the glass facade, roof and terrace floor.

Point 2: "The physical linking of the garage to the house itself closes off the view to the rear and its extensive greenery".

The existing side wall at the front of the house towards the side extension/garage with the garage doors is unchanged in its position. Therefore there are no connecting views from the front of the house to the rear greenery. The new side extension just moves the garage forward.

Point 3: "The new door to the garage is out of character with its fashionable horizontal boarding and unbalances the facade of the house."

The existing wall to the side of the house has a single side door, separated from the garage door. The proposed doors are very similar to the existing doors. The integration of the side door into the garage door is a way of simplifying the elements which contrast with the house. The horizontal appearance of the door cladding is in keeping with the horizontal appearance of the windows, and the general horizontality as a main architectural feature of the house.

Please take the above points into consideration.

Thank you and kind regards

Claudio Novello