

2024/1788/P	75 Hillway N6 6AB	Replacement of existing fenestration with triple glazed windows and doors to front, rear and sides elevations including replacement of rooflights, introduction of new rooflight to side elevation pitched roof, addition of external solar shading blinds, replacement and enlargement of existing skylight to side annex, rendering of external elevations, timber mock-tudor detailing to front elevation, external insulation to existing roof structure, introduction of solar PV panels to the side elevation at pitched roof level, introduction of maintenance access hatch to existing rear dormer and associated works.	Patalab Architects
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No Objection,

Comments,

The application appears to have 3 main elements, taking each in turn our comments are;

- 1) Addition of solar panels to south facing roofs.

As these will not be facing the road they appear to be permitted development.

- 2) Addition of insulation (thickness not stated) to external surfaces of the house, roof & walls. See (3)

- 3) Replacement of existing double-glazed windows with triple-glazed windows.

Because both the walls and roofs are having insulation applied externally and the windows can be installed to suit the new measurements the refurbishment can be done in such a way as to reduce its visual impact and generally the house will appear as before. The main indicator is the wider fascia around the roof, see (2) on attached sketch, but as the area slopes significantly, the higher roof ridge/ is hard to compare with the neighbours and thus has little impact. However, in the Avenues where the roads are more horizontal the extra height may be apparent. However, it may impact on the neighbours' views (98 Highgate West Hill is an example, 2020/1523/P, the raised ridge significantly impacted on the view from the attic of the uphill neighbour).

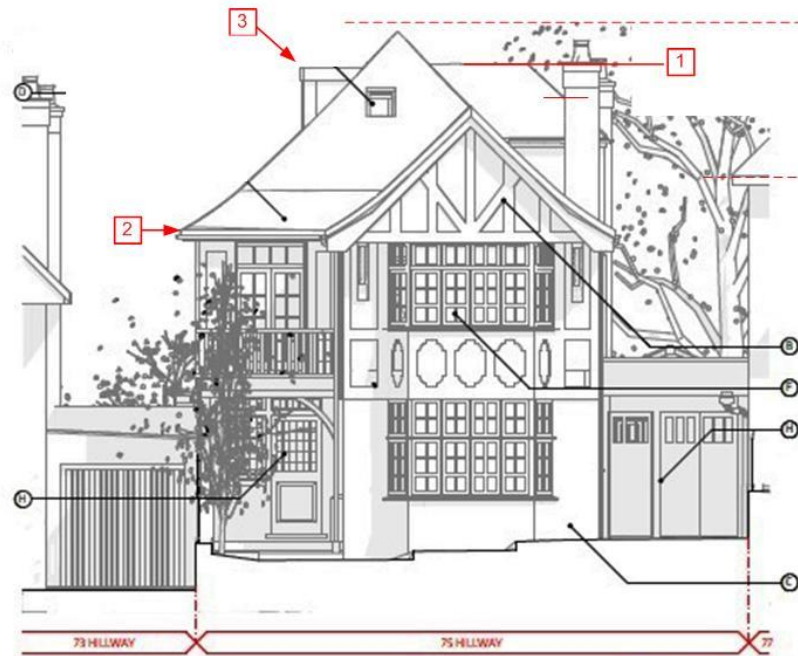
If planning permission is granted the hours of permitted work should match those in the HLE Builders' Code (available from the HLE Manager / website).

*08.00 to 18.00 Monday to Friday
09.00 to 13.00 on Saturday
No working is permitted on Sundays and Bank holidays*

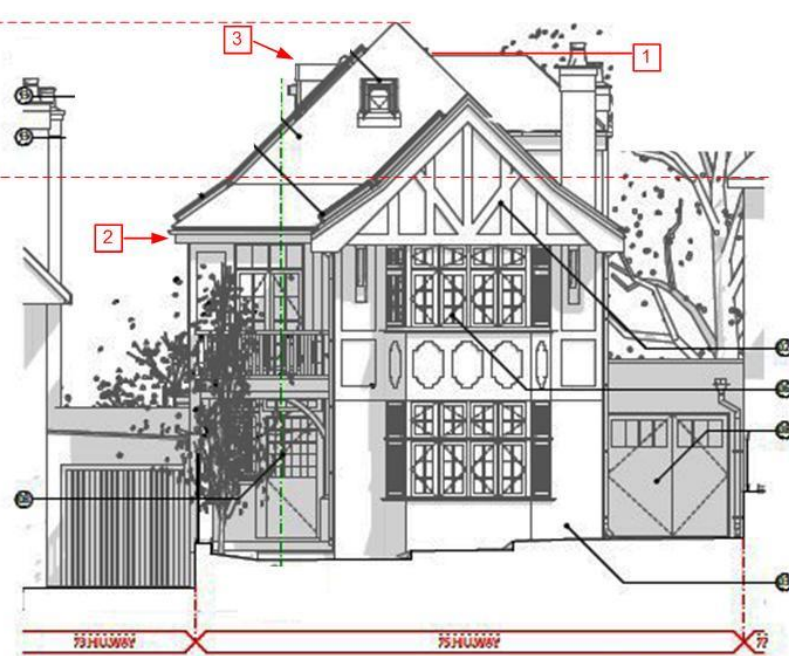
M Narraway
HLE CAAC



- (1) Roofs higher up chimney stack
- (2) Fascia board round roof taller
- (3) Window to rear appears smaller



Existing



Proposed