15 November 2014

Charles Thuaire
East Area Team, Development Management
Regeneration and Planning, Environment
Camden Town Hall
5 Pancras Square
London N1C 4AG

Dear Charles Thuaire

2014/3517/P, 6 Highgate Road, NW5 – Revised Plans
Proposed extension of two-storey property to four-storeys and alterations to shopfront

Thank you for notifying me of the revised application.
Please consider the following comments and objections:

1. **Setting/listed buildings - Shopfront/sash windows - Elevational treatment - Solar panels**
(a) Is the entire building façade to be rebuilt? The existing first floor front window apertures are larger than proposed and have a traditional attractive brick arched top.
(b) Please ensure the sash windows are sliding and not 'top-hung-opening-out' sashes.
(c) Drwg. SSC 1000/PL02 indicates solar panels to the roof by specialist contractors. The mounting of these on the roof should be shown on the drawing. Such installation will substantially rise above the building's roof profile and be prominently visible in the context and setting of the listed buildings opposite. These should be sensitively designed in and shown before approval is granted. Alternatively solar receptors could be provided in the form of specialist roof tiling. These would be more appropriate to this location.

2. **Shopfront and Street Numbering:**
It is good to see the proposed shopfront and its reduced fascia panel.
(a) In order to comply with transparency of shopfront and community safety policy, please ensure that fenestration is not obscured through frosted glass and/or applied frosted film. The latter as per Hackney Appeal decision re *applied frosted film equating frosted glass.*
(b) Please ensure provision of street numbers to the premises.

3. **Disabled access:**
We know from your accessibility officer that an entrance depicted with a line across (as shown on proposed ground floor plan) is deemed to have a step-up. Please ensure this 'threshold' line is removed so that true level ramped access from the street is ensured. Particularly important for D1. (Note: such a line on plan created a problem in getting level access implemented on another site despite being annotated on drawing.)

4. ***Plot Density/bulk of main extension/neighbours' amenity:***
It is appreciated that the rear proposed extension has been removed, however the proposed second storey + mansard would still be harmful to the amenity of residents in Fortess Road. The drawings deceive, as the proposed rear elevation SSC 1000/PL02 Rev A does not show the true extent of the proposed rising infill. I have marked in red on the attached drawing to show the full width & actual bulk of the infill in relation to *blocking daylight for neighbours. This is gross overdevelopment of a site that has no external space.*
The marked 'Open Area' on the drawings does not belong to the site.
A single storey extension configured as existing seems appropriate and can still provide a useful maisonette.

5. ***Rear Elevation/Fenestration/rear lower roof/neighbours' amenity:***
Fenestration at the rear elevation could be reduced in size as it conflicts with the internal arrangement on first floor kitchen, where there are already roof lights shown. If the mansard is to remain (which I think it should not) the shallow depth of the floor plan does not warrant the two windows facing the rear hemmed in space between buildings, and should be reduced to one window only to reduce overlooking.
The existing rear extension roof will still rise in height and drwg SSC 1000/PL03 Rev A implies railing as its parapet. If this were so, the use of this space as a terrace would be most inappropriate to the amenity of neighbours.

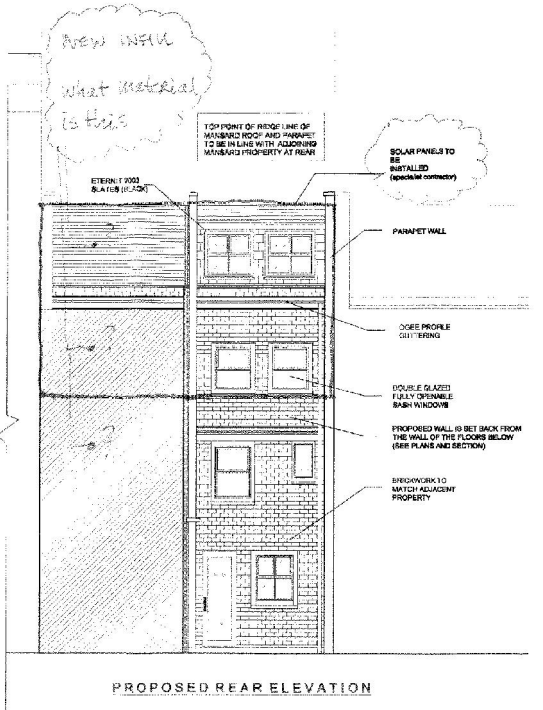
Yours sincerely

[redacted]

Niall Howard
54 Twisden Road, NW5 1DN

cc:

PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

0 1 2 3 4 5m

SCALE BAR 1:50

C1
DWG

PROPOSED FRONT & REAR ELEVATIONS

NOTES

This drawing is the property of SSC Limited. Unauthorised it must not be copied or reproduced or used in any manner without written permission from SSC Project Management.

All dimensions in millimetres & to be checked on site prior to commencement of work. All measurements are to be taken from the drawing.

The contractor in preparing his estimate and also in the execution of the work shall strictly observe all the provisions contained in the Building Regulations and any other Acts of Parliament relating to the work or the conduct of the same & workmen employed thereon.

It is the contractor's responsibility to give all necessary notices to the Local Authority and to pay all fees & charges in connection with the work.

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JOB:
6 HIGHGATE ROAD, KENTISH TOWN, NW5 1NR

TITLE:
PROPOSED 2 NEW FLOORS TO FORM A 2 BEDROOM FLAT WITH MANSARD ROOF & ALTERATION TO SHOPFRONT

SCALE: 1:50 @ A1
DRAWN:
DATE: JAN 2014
CHECKED:

REV	AMENDMENT	DATE
A	AMENDED FOR PLANNING	APR'14

DRAWING NO: SSC1 1006PL02
REV: A