

CONSULTATION SUMMARY

Case reference number(s)

2016/0989/P

Case Officer:

Laura Hazelton

Application Address:

20 Highfields Grove

London

N6 6HN

Proposal(s)

Erection of first floor infill extension and single storey side infill extension between house and garage; new external stairs to door and garage; replacement doors and windows throughout with alterations to fenestration; and removal of chimney.

Representations

Consultations:	No. notified	6	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	The owner/occupier of No.19 has objected to the application on the following grounds: <ul style="list-style-type: none">• The proposed changes to application 2015/4772/P are not of a small scale. New double glazed doors will change the look of no.20 to the asymmetrical and will be in contrast to the other houses in Highfields Grove, changing its unified look.• Object to the removal of the chimney.• Raising the section of the infill between garage and main building will make this new wall quite visible thus further blocking the view and will create a “sunken” and claustrophobic feeling to the neighbouring No					

19.

- Taking up a part of forecourt to create bin storage covered by tiled roof will reduce the visible space and again will negatively affect the amenity for No 19.

Officer Response

- The proposed changes to the front and rear fenestration is almost identical to those approved under reference 2015/4772/P. As the circumstances have not changed since then, the proposals are considered acceptable. There would be very minor alterations to the front elevation – include the raising of the left hand windows sill level at ground floor level and the increase in width of the right hand side window. The windows would be in the same style and materials as existing.
There would be more extensive alterations to the rear but the additional windows will still be the same style and materials as the existing. There are no views of the rear elevation from the public realm or from the rear of surrounding properties and the development is not considered to cause harm to the host building or the character of the surrounding area.
- The proposal to remove the existing chimney has been removed from the application at the officer's request due to the harm caused to the character and appearance of the host building and wider conservation area.
- The side infill would measure 2.3m high, and would only step up to 3.3m some 4.7m further back, behind the front building line of the garage. When viewed from street level, the extension would be hidden behind the existing wall between the garage and the main building. The extension is not considered to harm the existing gap between the building and garage and is considered a sympathetic alteration to the host building.

Recommendation:- Grant planning permission