

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6369/P	Natasha Plowright	Flat 4 Grove End House 150 Highgate Road NW5 1PD NW5 1PD	30/12/2016 20:58:38	NOBJ	As a resident on the first floor of Grove End House I would like to support this application. Currently the poor state of repair of the top floor property has resulted in a number of flooding incidents which have done considerable damage to my ceiling so it will be great to get this all resolved. The proposals have been prepared in close consultation with the residents and I believe they will result in substantial improvements to Grove End House
2016/6369/P	Billy Boyle	64 Chetwynd Road	04/01/2017 18:05:15	COMMENT	As a property professional with a long interest in Dartmouth Park and the local conservation area I have seen many Georgian, Victorian, and Edwardian buildings, some of which have fallen in to dis-repair over the years. This particular application has clearly been prepared by people that are sympathetic to this property, and the adjoining terrace. Removing the pipework to the front of the building and reworking the rear mansard look like real aesthetic improvements. I also like the design of the roof addition the way that it is set back from all edges of the building shows a good degree of sensitivity, with minimal visual disruption. I support this application and look forward to seeing the finished results.

Application No: 2016/6369/P	Consultees Name: William Silver, Katrina Silver	Consultees Addr: 3 Chetwynd Villas Chetwynd Road NW 1BT	Received: 03/01/2017 13:32:11	Comment: OBJ	Response: I write to object to the application to raise the roof height of Grove End House (application ref: 2016/6369/P) on a number of grounds, and agreeing with those who have earlier objected on similar and differing grounds, and I do so on behalf of my wife and me. We live at 3 Chetwynd Villas and our garden is already overlooked by the upper flat in Grove End House There is another application under a different reference number (2016/6756/L) which officers should incorporate the comments for together with this application reference.
Current					
Grove End House is a quiet and attractive house, sitting in its own grounds at the front elevation and is restrained and harmonious in the locality. Whilst there have been a number of changes and additions over the years, the facade is largely unchanged in style - materials, fenestration, and appearance - since it was built.					
The rear existing structure is a slated mansard roof with standard windows, this is set back slightly from the rear brickwork, and with a terrace area in the bow-shape of the rear.					
Described as a 'Heritage Asset' the mansard roof contains living accommodation for the applicant.					
Objections					
The grounds for our objections are based on the applications substantial increase in bulk, that the scale is utterly inappropriate to the existing house, that the design is thoroughly inappropriate to the house and its English Heritage listing, and to the status of the surrounding neighbourhood, which is a Conservation Area, and that the proposed design is alien to the locality.					
Design - summary					
The owner has proposed demolishing the existing mansard structure on the grounds of its poor state of repair, although this is not a consideration for planning purposes, rebuilding and enlarging it in a contemporary style with use of modern materials, and their desire to make a visible design statement.					
Their proposal bears no relevance or connection to the existing building or the surrounding area, and will shout against the gentle nature of the existing building.					
Their proposal seeks to raise the level of the rear brickwork facade by about 2 metres and to add a modern structure in metal on top of this to raise the existing roofline, so the overall additional height increase approaches 3 metres.					
Whilst reference is made in the application to the influence of Soane's use of top lighting this is not immediately apparent in the design of the application itself.					

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					Overbearing
					This proposal will make the house overbearing in the extreme to surrounding properties. From our garden we shall see about 3 metres of additional height above the existing roofline, and in high summer there will be some loss of sunlight at the end of our garden
					Bulk
					The grounds for my objection are based on a substantial increase in bulk and scale inappropriate to the existing house which will loom over us throughout all the seasons of the year.
					Inappropriate design
					The design is thoroughly inappropriate to the house and to the surrounding Conservation Area neighbourhood.
					Alien structure
					The proposed design is alien to the locality.
					Street impact
					There appears to be no photo or drawing in the application showing the rear of Grove End House from Chetwynd Road and from the corner of Chetwynd Road and Twisden Road. This vantage point is where the bulk of the proposal will be most visible and most intrusive.
					Alternative design
					The applicant and the officers should view the recent additional floor completed at 2 Dartmouth Park Road, which is a slate-hung mansard, with lead dormers and traditional sash windows. It is in keeping with the neighbourhood and entirely inoffensive. We can see this from our attic bedroom, and the applicant will be able to see it from his rear terrace were he minded to consider other designs more in keeping with the area.
					I did point out that we would have no objection to their raising the mansard roof height by 600mm in order to improve their internal living space.
					Minor front facade adjustments

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2016/6369/P	Rachel Hindley	Flat 5 Cumberland Villas 152 Highgate Road London NW5 1PE	04/01/2017 14:26:11	NO OBJECTION ALL	There are a number of minor alterations proposed to the front elevation. We don't object to these other than noting that other leaseholders in the house will be required to contribute toward the cost of these unless the applicant is paying for these works, in which case then Grove End House residents' views should be tempered accordingly. Tolerance It is important that there is a neighbourly feeling in the neighbourhoods of cities such as London, densely populated as it is. [REDACTED] inside looking out, and they just won't see what their proposal may look like. We will see it from the outside. William Silver Katrina Silver 3 Chetwynd Villas Chetwynd Road London NW5 1BT I had been concerned that the extension may block the view of the London skyline from my window which looks out over the current roof of 150 Highgate Road, but looking at the plans this doesn't appear to be the case, so I therefore have no objection.
2016/6369/P	Ms. Cooper	5 Chetwynd villas	27/12/2016 21:10:11	COMMENT	I am concerned about the height of the building in relation to a loss of sunlight to my garden. I do not want my view of available sky diminished and from what I can see, I am not in agreement that the proposed roof extension is one that would sit harmoniously on this historic house.
2016/6369/P	Ben Castell	24 York Rise	03/01/2017 14:34:24	SUPPORT	I live on York Rise, close to Grove End House, and have an interest in positive, sustainable development in the area. I attended a presentation by Michael Pawlyn about the proposed development of Grove End House in November and was impressed with the commitment to reduce carbon emissions while, at the same time, offering improvements to a historic building. We need to find ways to upgrade the energy performance of existing buildings and this is often regarded as impossible when it comes to conservation areas and listed buildings. This application shows how it is possible to do this while also enhancing the appearance of the historic building. It will be a good precedent and I believe it should be supported.

Application No: 2016/6369/P	Consultees Name: William Silver, Katrina Silver	Consultees Addr: 3 Chetwynd Villas Chetwynd Road NW 1BT	Received: 03/01/2017 13:48:48	Comment: OBJ	Response: I write to object to the application to raise the roof height of Grove End House (application ref. 2016/6369/P) on a number of grounds, and agreeing with those who have earlier objected on similar and differing grounds, and I do so on behalf of my wife and me. We live at 3 Chetwynd Villas and our garden is already overlooked by the upper flat in Grove End House. Please note that this application is showing under reference 2016/6746/L so would officers amalgamate the comments on the other application so that all views are taken into account?
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[REDACTED]
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William Silver
Katrina Silver

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