

2016/7143/P	81 Hillway London N6 6AB	Erection of part single-storey, part 2-storey side and rear extensions; 1st floor front and rear extensions, and dormer window extension; installation of rooflight including excavation and formation of new basement floor level storage; plus fenestration alterations.	Hugh Miller
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## Objection,

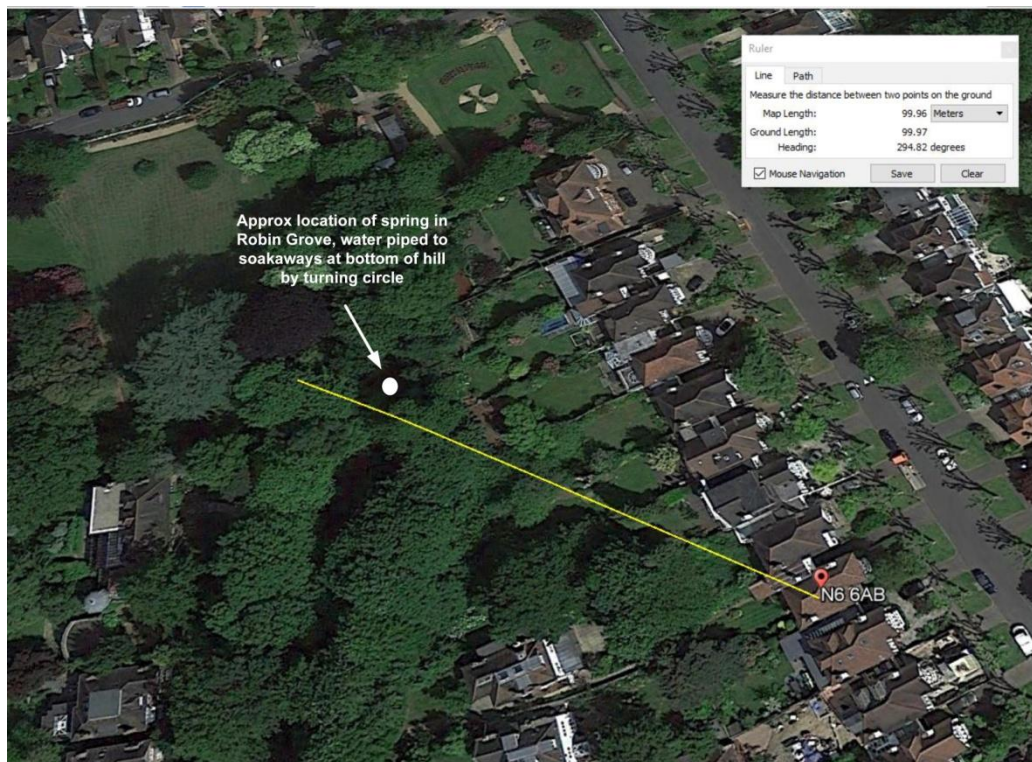
## Comments

### Basement

The proposed basement is approx 11m long by 3m deep and stretches across the slope of Highgate Hill potentially creating a barrier to the normal groundwater flows. It extends beyond the boundaries of the original house thus planning permission is required.

The BIA screening included in the application is incorrect;

1. Q1A / Q10, response should be 'Y', the site is located above a secondary aquifer, see Figure 8 of the Arup 'Camden geological, hydrogeological and hydrological study'.
2. Q2 / Q8, response should be 'Y', there is a normally running spring in Robin Grove (currently diverted to a soakaway) within 100m, there are numerous seasonal springs on the southern verges of the avenues within the HLE.



The current BIA is thus inadequate and should be extended to include a site investigation similar to those performed for 95 Hillway (2014-7606-P ), 93 Hillway (2015/ 0246/P), and 1 Makepeace Ave (2012/6755/P).

Depending upon the outputs of the site investigation a Basement Construction Plan as detailed in CPG 4 may be required.

### Rear Gable Ended Dormer

The proposed construction of a rear gable end will not be in harmony with the original form and character of the building and the historic pattern of extensions within the group of buildings as required by the HLE Conservation Area Appraisal & Management Strategy (CAAMS) and Camden's CPG1.

Additionally it will result in significant overlooking and be of an overbearing character to the neighbours.

Regarding Roof Alterations the HLE CAAMS state;

- (d) *There should be no significant adverse effects on views and privacy.*
- (e) *Extensions should respect the rhythm and scale of the street and surrounding buildings and open spaces.*
- (f) *Dormers should be sited below the roof line and be subordinate in scale to the main roof.*



### Side Dormer

The side dormer is over-large incorporating both the stairwell and a bathroom. Extending the existing stairway window into the loft space is a vertical extension of an external wall which the HLE CAAMS states is unlikely to be acceptable (page 45, Additional Storeys).

The approach normally accepted on the HLE is to maintain the soffit, tiles & guttering in front of the dormer's vertical face.

Reducing the width to accommodate just the stairwell & making it hipped would reduce its bulk, particularly when viewed from Hillway, and fit more comfortably within the roofscape.

#### General

The scale & format of the drawings submitted with the application at 1:100 at A1 is not in accordance with LBC's recommendation of 1:50 at A3. With access only to an A3 printer this made printing the drawings at a legible scale difficult

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