

2017/0558/P	89 Hillway London N6 6AB	Erection of single storey rear and side extensions, following the demolition of existing garage to the flank elevation, the erection of two dormers roof extensions, installation of roof light to the rear, demolition of the chimney stack, fenestration treatment to the flank elevation at ground floor level and facade treatment all associated with the use as residential dwelling (Class C3).	Obote Hope
-------------	--------------------------------	--	------------

Objection,

Comment.

Side dormers & chimney removal

The proposed design incorporates two side dormers the design of which is not clear, drg 430-105-P indicates flat roofed dormers, whereas drg 430-201-P shows hipped dormers (if approved hipped dormers are preferred).

The HLE Conservation Area Appraisal & Management Strategy (CAAMS) identifies the importance of the roofscape to the character of the Conservation Area (page 44, Roof Alterations). Although beneath the ridge of the roof as required by the CAAMS and CPG 1, the dormers as designed are over large extending at this height to the side walls and create the impression of a third floor rather than just use of the loft space. The dormers similar to those proposed in adjacent houses were constructed prior to the creation of the HLE CA (and were probably a major factor in the creation of the CA).

A more appropriate design would be a single smaller side dormer over the stairs (that could be lower) with an additional dormer to the rear.

The tall chimneys are an important part of the character of the HLE the CAAMS state under Roof Alterations on pg 44 ;

(a) The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimney stacks and pots will be required

The removal of either chimney should be refused.

The glass in the side dormers should be obscured if there is any chance of overlooking of neighbours.

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