

2017/3800/P	81 Hillway London N6 6AB	Erection of a single storey extension to the rear at ground floor level following the demolition of the existing annex wing extension, erection of a new raised platform to the rear at ground floor level, conversion of garage into ancillary residential floorspace, erection of rear dormer extension, 1 x dormer to the north and 1 x to the south elevation, following the demolition of the existing chimney stack and alteration to the fenestration at front and rear elevation all associated with the use as residential dwelling (Class C3).	Obote Hope
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Objection,

Comments

Design & Access Statement

None has been included. One should be demanded and checked to ensure it specifies materials that are suitable matches to existing, etc.

Roof

It is noted that some revised drawings were posted on the website 19-Jul, these reduced the number of dormers proposed from 5 to 3 (with none on the south slope) and not demolishing any of the chimneys.

Whilst welcoming the reduction in the number of dormers it is disappointing that there are still 2 on the north slope. The first house to have 2 side dormers was 79 Hillway in 2008 (before the HLE Conservation Area Appraisal & Mgt Strategy, CAAMS, was adopted in 2012) and this now seems to be becoming the norm in this part of the estate having been repeated at 77 Hillway in 2014. When the 2008 decision was made the Members' Briefing report stated 'there may not be any others of this style (*twin dormers*) in the vicinity, but they are considered (*to*) respect of the form of the host property and not harm its appearance or character of the conservation area, unlike many of the neighbouring single dormers'. The neighbouring properties referred to are probably those identified on drawing S17 of this application, and of which 3 predate the creation of the conservation area in 1993 (74, 87 & 90 Hillway) and only 72 Hillway (top right photograph) post dates it, being approved in 2005 and being a single side dormer.

Ground floor extension to rear

In so far as the original house had a shallow part width rear extension the proposed extension attempts to meet the requirement of the CAAMS;

Part width extensions are appropriate on houses that originally had a shallow part-width extension, but on flat backed properties a shallower full width extension is likely to be more suitable. (Page 47)

by stepping the rear glass wall, however the roof above is not stepped, thus the appearance is more of a full width extension. Stepping the roof to match the room is recommended. Additionally reducing the height of the parapet around the green roof would help reduce its impact on the neighbouring properties.

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

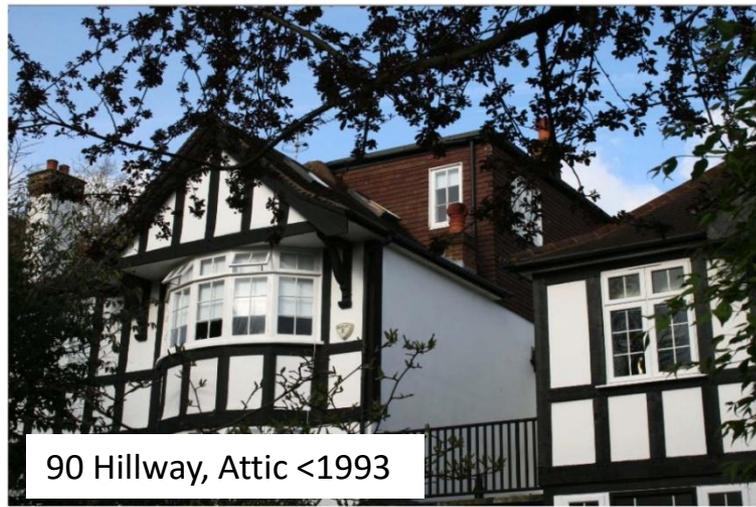
09.00 to 13.00 on Saturday

No working is permitted on Sundays and Bank holidays

M Narraway
HLE CAAC



PHOTOGRAPHIC SURVEY - VIEW OF NEIGHBORING PROPERTIES AT HILLWAY



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DATE	SCALE	DRAWING
03.17	1:100 @A3	S17
JOB		156

TAG ARCHITECTS	
	TAG ARCHITECTS 14 BELSIZE CRESCENT, HAMMSTEAD, LONDON NW3 5QU TEL: (020) 7431 7974

DRAWING	PHOTOGRAPHIC SURVEY-EXISTING
PROJECT	81 HILLWAY, HIGHGATE, N6 6AB
CLIENT	MRS. FIAMMA TRUUVERT

ALL DIMENSIONS
TO BE CHECKED ON SITE
DO NOT SCALE

PLANNING

Conservation Area Advisory Committee

Advisory Committee	Holly Lodge
Application ref	2017/3800/P
Address	81 Hillway London N6 6AB
Planning Officer	Obote Hope
Comments by	04 Aug 2017
Proposal	Erection of a single storey extension to the rear at ground floor level, extension of the porch to the front elevation, erection of a new raised platform to the rear at ground floor level, conversion of garage into ancillary residential floorspace, erection of rear dormer extension, 2 x side dormer extensions and alteration to the fenestration at front, rear and side including a new window to the flank elevation all associated with the use as residential dwelling (Class C3).
Objection	Yes
Comment	Yes
Observations	Please see attached documents

Documents attached

No details entered

Documents attached[2017-3800-P, CAAC Comments](#)[2017-3800-P, S17, Photographic Survey with comments](#)**About this form**

Issued by	Contact Camden 5 Pancras Square London N1C 4AG
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Form reference	21023685
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