

Reply to Holly Lodge Estate comments regarding planning application 2017/5068/P - 98 Highgate West Hill

Erection of a single storey side and rear extension, rear and side dormer roof extensions and installation of four rooflights to side roof slope.

Prepared by

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Rear Extension

The existing house already projects over 1m beyond the uphill neighbours, the proposed extension adds a further 3m, to minimise shadowing the proposed parapet could be reduced in height.

The houses are located on a natural slope and each property on the row steps up to the previous one. 97 Highgate West Hill is situated higher than number 98 which considerably mitigates the impact of the rear extension.

The existing timber fence between both properties is already approx. 2.7m in height. The height of the proposed rear extension is approx. 350mm higher than the existing fence. Therefore, the impact of the proposal will not be significant.

Moreover, a daylight study was prepared (see separate file) by Brian O'Reilly Architects which compares the existing and the proposed shadows falling on 97 Highgate West Hill's garden. The study shows the minimum impact from the proposed rear extension.

In any case windows of neighbours are not affected by shadow.

Side Extension

The views of the neighbours at 99 HWH should be sought, attaching the two houses may cause long term noise issues

The owner of 99 Highgate West Hill expressed his support for the application and his intention will be written down in a letter of support submitted directly to the council during the consultation period.

Side Window

The north flank window will be very close to the neighbouring house which has the original staircase window in this area. The views of the neighbours should be sought.

Although the design of the window is in character with the house, as a minimum the glass should be obscured, the window itself might need to be non opening, reduced in size or moved to minimise any possibility of oversight.

The changes to the side windows have been already made following private negotiations between both owners of 98 and 97 Highgate West Hill. Alterations to the initial design were made in order to avoid overlooking and privacy conflicts.

The window in the bathroom is changed to a bottom hung window with obscure glass restricted opening 45 degrees at high level.

The owner of 97 Highgate West Hill will provide a letter of support directly to the council during the consultation period.

Roof Dormer & Velux Windows

The projection of the rear dormer on the roof plan, where the dormer roof matches the slope of the main roof, doesn't match the elevation where the dormer roof is shallower. It is preferred that the two slopes are the same (this also applies to the side dormer)

The windows in the side dormer will be opposite the side dormer in 97 HWH whose opinion should be sought and most likely the glass should be obscured

The Velux windows look overly wide & those at the front too highly placed in the roof of the bay (abutting the ridge).

Similarly, to the previous statement for the side windows, the windows to the side dormer has been altered as well. They will be fixed timber framed windows with obscure glass with openable bottom hung window with obscure glass restricted opening 45 degrees at high level.

The slope of the dormer roofs has been changed to match the existing slope of the main roof.

The conservation type rooflights have been reduced in size as well as lowered in order to avoid abutting the ridge of the roof as suggested.

Also, please note that the occupants of 98 Highgate West Hill have been living in the property for the past 7 years. The intention of the works is to improve their living conditions and accommodate for their expanded family. They have neighbourly relations with the adjoining houses, therefore, they have been able to negotiate on either side and the plans currently submitted have taken into consideration all comments from both of their neighbours.