

2018/3223/P	35 Hillway N6 6AH	Erection of front porch; single storey side studio and rear extension (with green roof); erection of 2x dormer windows and hip to part gable roof extension to rear; formation of rear terrace at first floor level and installation of solar thermal panels to dwellinghouse following demolition of existing front porch and garage	Samir Benmbarek
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Objection,

Comments

Roof Extension & Dormers

The proposed plans show long dormers on both the north and south sides of the roof and the extension of the ridge to the rear (west). Clearly visible from the photograph below of the existing roof are the areas where the original (3) chimney stacks have been removed sometime in the past, 2 on the south slope and 1 on the north.



The HLE Conservation Area Appraisal & Management Strategy (CAAMS) states for Roof Alterations (P44)

Planning permission is required for extension and alterations at roof level. Roof extensions and alterations which change the shape and form of the roof can have a harmful impact on the Conservation Area and are unlikely to be acceptable where

- *Roof slopes are highly visible from the public realm*
- *Roof slopes are prominent in long views.*
- *Alterations would harm the symmetry of a pair or the integrity of a group*

There are limited opportunities for roof extensions as many alterations to the roofscape could adversely affect the character of the Conservation Area. The following principles will apply:

(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.

(b) Roof extensions should be drained to the rear of the building; no new rainwater down pipes will normally be allowed on the street facing parts of the extension.

(c) External works should be carried out in materials that match as closely as possible in colour, texture and type those of the original building.

(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.

(g) The sides of dormers should usually be tiled with clay tiles.

Dormer windows will normally be allowed at the rear and side if sensitively designed in relation to the building and other adjacent roofs. The particular character of the roofscape of that group of houses should be adhered to, and details such as the profile or splay of the roof slope, ridge tiles, and colour of clay tile must be matched.

Raising the roof ridge and the steepening of the roof pitch to the front, side or rear slopes is unlikely to be acceptable.

Recessed roof terraces may be allowed on the rear roof slope so long as they do not detrimentally affect the quality of the building or views of the roofscape from the public realm or result in unacceptable overlooking.

Roof materials and features should be retained and reused where possible, but where replacement is unavoidable, matching clay tiles are to be used.

Particular care is required given the effect of the topography and the potential for overlooking or overbearing, and loss of privacy.

Rooflights may be considered acceptable on roof slopes that are not highly visible from the public realm, if fitted flush with the roof surface (conservation style rooflights) and of a size and location that is appropriately subordinate to the roof itself. Rooflights in highly visible or dominant positions such as turrets and the roofs of window bays are unlikely to be acceptable.

A recent Inspector's report has emphasised that rear elevations are as important as front elevations in the conservation area.

As drawn the proposed drawings fail (a) – the tall chimneys, particularly that in the SE corner remains lost, (d) – the southern dormer is directly opposite a dormer on 33, and (g) – the sides of the north & south dormers are proposed to be glass, not tiles.

Extending the ridge & effectively creating a full height dormer is contrary to CPG1 which requires the ridge of dormers to 0.5m below main roof ridge (some of CPG1 was superseded in May 2018 but it is not clear which bits).

The northern dormer is overly long, prior to the adoption of the CAAMS in 2012 the HLE design guide stated that roof dormers should be wide enough to accommodate the stairs accessing the attic only and this has been applied since with the stairs being designed to minimise the dormer length. Although 33HW has a long dormer this is an original feature, the corner houses were 'statement' houses. A similar dormer is visible on 28HW.

The 'normal' positioning of the side dormer is on the north side as seen on the drawings in the Design & Access Statement, 55HW, 77HW, 81HW and 89HW. It is preferred side dormers are hipped (and possibly partially flat roofed) to reduce their bulk when viewed from the road. If light is required on the south side this is usually provided by high level conservation style Velux windows.

Summarising;

- North dormer, minimise length, sides to be tiled
- West dormer, to be 0.5m below ridge
- South dormer, refuse, possibly replace with Velux.

1st Floor Roof Terrace to Rear

Camden's Planning Guidance Amenity states;

Overlooking and privacy

2.2 Interior and exterior spaces that are overlooked lack privacy, which can affect the quality of life of occupants. The Council will therefore expects development to be designed to protect the privacy of the occupants of both new and existing dwellings to a reasonable degree. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The extent of overlooking will be assessed on a case-by-case basis.

2.3 The places most sensitive to overlooking are typically habitable rooms and gardens at the rear of residential buildings. For the purposes of this guidance, habitable rooms are considered to be residential living rooms; bedrooms and kitchens. The area of garden nearest to the window of a habitable room is most sensitive to overlooking.

Balconies and roof terraces

2.11 Although balconies and roof terraces can provide amenity space for flats that would otherwise have little or no exterior space, they also have the potential to increase opportunities for overlooking. Balconies and roof terraces should therefore be carefully sited and designed to reduce potential overlooking of habitable rooms or gardens of neighbouring residential buildings. Conversely, residential buildings should also be designed so that new balconies and roof terraces do not suffer from an unacceptable degree of overlooking from existing developments, particularly when this is the only outdoor amenity space available to the new dwelling.

2.12 'Juliet' (or 'French') balconies are balconies that do not project far enough for an occupant to stand on. Where these are proposed, as the occupants using the balcony are still within the building, the extent of overlooking will be considered in the same way as would a normal window;

35HW will retain a large rear garden and thus has exterior space. As drawn the terrace overlooks the garden & conservatory (?) of HW33 and should be refused

Ground Floor Extension to Rear

This is full width and extends (by scale) approx. 5.5m from the rear wall adjacent to HW33. Due to the topography of the site the roof of the extension is almost at the eaves level of 33HW, see drawing 1809_A009, Rear Elevation Proposed. Drawing 1809_A011, Side Elevation B As Proposed indicates the view from the rear garden of 33HW. The CAAMS say;

Rear extensions

Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the conservation area. In most cases such extensions should be no more than one storey in height, but the general effect on neighbouring properties, views from the public realm, and relationship with the historic pattern of development will be the key factors in the consideration of their acceptability. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the conservation area is prejudiced.

Extensions should be in harmony with the original form and character of the building and the historic pattern of extensions within the group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

The topography increases the effect of a rear extension for those on the downslope side, with the impacts of height and bulk, overlooking and overshadowing being greater than a similar proposal on level ground. Original rear projections on houses avoid an overbearing effect on their downslope neighbours by being located on the upslope side of the house, and subsequent extensions have largely, but not always, followed this pattern. Development on the downslope side can result in an excessively high wall for the downslope neighbour and so increase in height on this side is unlikely to be acceptable.

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.

The proposed extension should be shallower in depth and be part width so as not be overbearing to the down-slope neighbours.



Rear of 35HW as seen from Langbourne Avenue

Ground Floor Extension to Side

Although quite a long room the eastern wall retains a good step-back from the front wall of 37HW.

The finish of the eastern (front) wall is not specified, it should be rendered to match the main house. This wall also has a window that should match the other windows on this elevation and a door that should be refused unless hidden

Replacement Front Porch

The replacement of the late 20thC porch by one more in keeping with the Arts & Crafts movement is welcomed, the proposed door should also be in keeping (as requested at the bottom of P28 of the CAAMS).

Solar Thermal Panels

These are well sited.

Note. In reviewing this application reference should also be made to the Highgate Neighbourhood Plan adopted Jun 2017 and in particular policies;

DH2 – Development proposals in Highgate’s conservation areas

DH3 – Rear extensions

DH4 – Side extensions

DH5 – Roofs & roofscapes

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*

Conservation Area Advisory Committee

Advisory Committee	Holly Lodge
Application ref	2018/3223/P
Address	35 Hillway London N6 6AH
Planning Officer	Samir Benmbarek
Comments by	02 Sep 2018
Proposal	Erection of front porch; single storey side studio and rear extension (with green roof); erection of 2x dormer windows and hip to part gable roof extension to rear; formation of rear terrace at first floor level and installation of solar thermal panels to dwellinghouse following demolition of existing front porch and garage
Objection	Yes
Comment	Yes
Observations	Please see attached

Documents attached

No details entered

Documents attached[2018-3223-P, CAAC Comments](#)**About this form**

Issued by	Contact Camden 5 Pancras Square London N1C 4AG
Form reference	21248576

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