
From: [REDACTED]
Sent: 07 February 2019 11:42
To: Dempsey, Matthew
Subject: FW: Application 2018/6086/P, 81 Hillway, N6 6AB, Installation of Roof Light

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Subject: Application 2018/6086/P, 81 Hillway, N6 6AB, Installation of Roof Light

Dear Matthew

I noticed the above application in the daily list of validated applications. The application is for the addition of a 3rd rooflight on the southern roof slope. Although the CAAC may have no objection in principle to a further rooflight we do object to it protruding 15cm from the roof slope as shown on drawing 785.204, Proposed Section DD, this is contrary to CPG 1 which states;

5.21 Roof lights can have an adverse impact upon the character and appearance of buildings and streetscapes. This occurs where they are raised above the roof slope rather than being flush with the roof profile, or where they are an incompatible introduction into an otherwise uncluttered roofscape, or where they conflict with other architectural roof elements, e.g. gables and turrets.

5.22 Roof lights should be proportioned to be significantly subordinate both in size and number and should be fitted flush with the roof surface. Some properties, particularly listed buildings and those within conservation areas with prominent roof slopes may be so sensitive to changes that even the installation of roof lights may not be acceptable.

Drawing 785.204 states 'Rooflight R203 (as well as the previously approved rooflights) doesn't protrude the roof level by more than 15cm', this is incorrect, the 2 approved rooflights are shown on drawing P5F of application 2017/3800/P and are described as 'Conservation Style rooflights flush with tiling, privacy glazing'.

I also wonder whether this is permitted development that I think the Certificate of Lawfulness (Proposed) implies. When the 3rd rooflight was previously proposed (but later withdrawn, 2018/2121/P) an application for 'Residential Minor Alterations' was made and thus required that the CAAC & Neighbourhood Forum be consulted.

Regards

Martin Narraway
Chair HLE CAAC