

16 St Albans Road Highgate London NW5 1RD



General view from St Albans Road



Rear elevation and studio extension showing original offshoot with pitched roof.

Summary

The application is for the variation of condition 3 of planning permission ref 2019/2976/P dated 04.10.2019

It is proposed to substitute the following drawing numbers listed in condition 3 with the subsequent ones.

Consented drawings

1992-13	ground and first floor plans as proposed
1992-16A	rear elevation as proposed
1992-17	west elevation as proposed
1992-18	sectional elevation AA as proposed
1992-19	sectional elevation BB as proposed

Proposed drawings

1992-13A	ground and first floor plans as proposed
1992-16B	rear elevation as proposed
1992-17A	west elevation as proposed
1992-18A	sectional elevation AA as proposed
1992-19A	sectional elevation BB as proposed

The revised drawings reflect minor changes to the external appearance as follows:

1. Existing rear single storey offshoot with pitched roof re-built on the existing footprint instead of retaining the existing.
2. Rear single storey off shoot roof profile amended so that it is 1250mm wider than the existing and 270mm higher at the ridge.
3. Rear single storey offshoot roof covering changed so that the fibre cement slates are replaced with plain clay tiles to match the rest of the house and 2no conservation rooflights incorporated onto the slope of the pitch facing the rear of the house.
4. Rooflight omitted from the flat roof above the kitchen.
5. Existing window in the west (flank) elevation to the kitchen omitted in the re-built wall.
6. A fanlight (WG.11) added above the existing external door on the west elevation.
7. The appearance of the oak framing to the veranda on the rear elevation amended.

Detailed explanation

1. Existing rear single storey offshoot with pitched roof re-built on the existing footprint instead of retaining the existing.
 - It was intended to retain the single storey rear offshoot to the house however during the course of the refurbishment works it has become apparent that the structural condition is so poor as to be untenable and it needs to be rebuilt entirely.
 - In reconstructing the single storey extension, the opportunity can be taken to incorporate levels of insulation to walls, roof and

floor which makes this part of the house inherently more sustainable.

- The offshoot was constructed with a haphazard mix of poor quality fletton bricks. The extension will be re-built using good quality hand-made red facing bricks which match the main house. An improvement to the character of the conservation area.
2. Rear single storey off shoot roof profile amended so that it is 1250mm wider than the existing and 250mm higher at the ridge.
 - The footprint of the off shoot ie its projection from the main rear wall of the house will remain as existing. The pitched roof profile was linked to the main house with a section of flat roof of very poor construction.
 - It is proposed to increase the width of the pitched part of the roof and consequently decrease that of the flat roof. The height of the eaves above ground level will remain the same as existing as will the pitch.
 - The resultant increase in ridge height is marginal and as there are no windows to habitable rooms adjacent to the rear extension, there will be no effect on the neighbouring property in either daylight sunlight or amenity.
 3. Rear single storey offshoot roof covering changed so that the fibre cement slates are replaced with plain clay tiles to match the rest of the house and 2no conservation rooflights incorporated onto the slope of the pitch facing the rear of the house.
 - The existing roof was of very poor construction, uninsulated and covered in smooth fibre cement slates- presumably added some time in the 1970's when the unauthorised extensions were first built. The re-building of the extension offers the opportunity to re-cover the roof in red-brown plain clay tiles to match those to the main house. This should be considered an enhancement to the character of the conservation area.
 - 2no conservation rooflights are proposed to the slope of the pitched roof facing the rear of the house. These will not be able to be seen from the rear or the front of the property and there will therefore be a negligible effect on the conservation area whilst providing considerable amenity for the proposed kitchen. They replace an existing substandard 'flat' rooflight in the section of linking flat roof which will be omitted altogether.
 4. Rooflight omitted from the flat roof above the kitchen.
 - As item 3 above.
 5. Existing window in the west (flank) elevation to the kitchen omitted in the re-built wall.
 - This window was not original to the main house or to the rear offshoot and is not necessary in the layout of the reconfigured kitchen.
 - The omission of a window from the west elevation facing the side passageway will also improve security and privacy.

6. A fanlight (WG.11) added above the existing external door on the west elevation.
 - The formation of a fanlight will allow natural light into what would otherwise be an internal corridor.
 - It also means that the external door need not be part glazed, thus improving security to from the side passageway.
 - The fanlight is of such a height that there can be overlooking of the adjoining property.

7. The appearance of the oak framing to the veranda on the rear elevation amended.
 - This is a minor change resulting from detailed design development.

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