

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0001/P	D Macaulay-Comper nolle	01/03/2020 19:57:04	INT	<p>The application no 2020/001/P is made by the owners of 7 Oakeshott Avenue. I am the owner of 9 Oakeshott Avenue.</p> <p>1.Demolition drawing section AA 19007-PP-054-P1 shows a new opening for a traditional pitched dormer in the south section of the roof of no7 (direction Oakeshott Avenue). To my knowledge a dormer is not allowed in this roof section.</p> <p>2.Demolition drawing section AA 19007-PP-057-P1 shows a new opening for a traditional dormer in the east section of the roof of no7 (direction Hillway). To my knowledge the width of this dormer is much greater than what is allowed for a dormer in this roof section.</p> <p>3.Demolition drawing section AA 19007-PP-059-P1 shows a new opening for a traditional dormer in the west section of the roof of no7 (direction Highgate West Hill). To my knowledge a dormer is not allowed in this roof section. The blue dashed line on this plan is misleading. No9 does not extend beyond no7. The same goes for the blue dashed line on plan 19007-PP-303-P1(1). Please note that the Existing site plan 19007-PP-001-P1 and the Existing roof plan 19007-PP-012-P1 are incorrect. No9 has no dormer window in the west section of its roof (direction Highgate West Hill).</p> <p>4.Proposed site plan 19007-PP-100-P1(1) The proposed rear extension is deeper than the extension of no9. The rear extension of no7 should align with the rear extension of no9. As in number 2 above, the width of the dormer in the east section of the roof of no7 (direction Hillway) is much greater than what is allowed for a dormer in this roof section. Furthermore, the plan shows this dormer has windows on three sides. A dormer window with windows on three sides is unacceptable. Please also note page 6 of the PDAS sub 4.4: The proposed side dormers would incorporate roof lights. A centrally located roof light would be provided on the front roof slope, and each side dormer would also incorporate roof lights. As in number 3 above, a dormer is not allowed in the west section of the roof of no7 (direction Highgate West Hill).</p> <p>I note on Proposed side elevation 19007-PP-301-P1(1) that the existing fence between no7 and no9 will be dismantled and rebuilt.</p> <p>I note on the Householder Application for Planning Permission sub 6. Trees and Hedges: Will any trees or hedges need to be removed or pruned in order to carry out your proposal? 'No' is ticked. However, there is as of today a substantial silver birch tree in the rear garden of no7 quite close to the rear elevation which does not appear in any of the plans or drawings.</p> <p>Oakeshott Avenue is on a hill. The hill slopes down in 2 directions: north-south and east-west. The intended works should take this into serious consideration so as to avoid any subsidence and related damage to the adjacent properties.</p> <p>D Macaulay-Compernolle</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
				1 March 2020
2020/0001/P	Gaynor Coltman	01/03/2020 15:37:22	OBJNOT	<p>I live at 12 Oakeshott Avenue, opposite no 7.</p> <p>The majority of the houses on the Holly Lodge Estate have suffered creeping alterations over the years and the cumulative effect of permitted development; extensions, replacement window and doors etc, and changes to the wider streetscape, have slowly eroded the qualities that make it so special.</p> <p>No 7 is one of the last 'untouched' houses on Holly Lodge Estate and a particularly fine one at that. It has a homely, cottage feel and I am very concerned that development will spoil its charm.</p> <p>I am particularly concerned about the proposed roof extension, as it can be seen from the street. I have always been surprised that dormers are permitted on both sides - can you check this please. This to me is an over-development issue - to access that roof space a staircase only needs the one dormer. So I am objecting to the proposal of two.</p> <p>I am also objecting to their design. I believe all three, if you include the rear, should reach a complete, upside-down 'v' pitch and not be flattened off (again, over-development) and I also object to the inclusion of roof lights in the sides which I believe spoils the appearance and defeats the object of the use of tiles which are used to match the existing materials.</p> <p>I also suggest a modification to the end of each ridge. All the roofs on the estate have a particular feature which is time and time again ignored. Look carefully and you will see that the end of each ridge gently curves upwards at its end. It is a small feature but one that I strongly believe is the kind of detail that only a really good and caring architect would notice and then go on to implement in any new design. If you are the client please take it up with him/her and if there is a cost implication please, please take it on board.</p>