

# Non Material Amendment Statement

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## 98 HIGHGATE WEST HILL LONDON N6 6NR

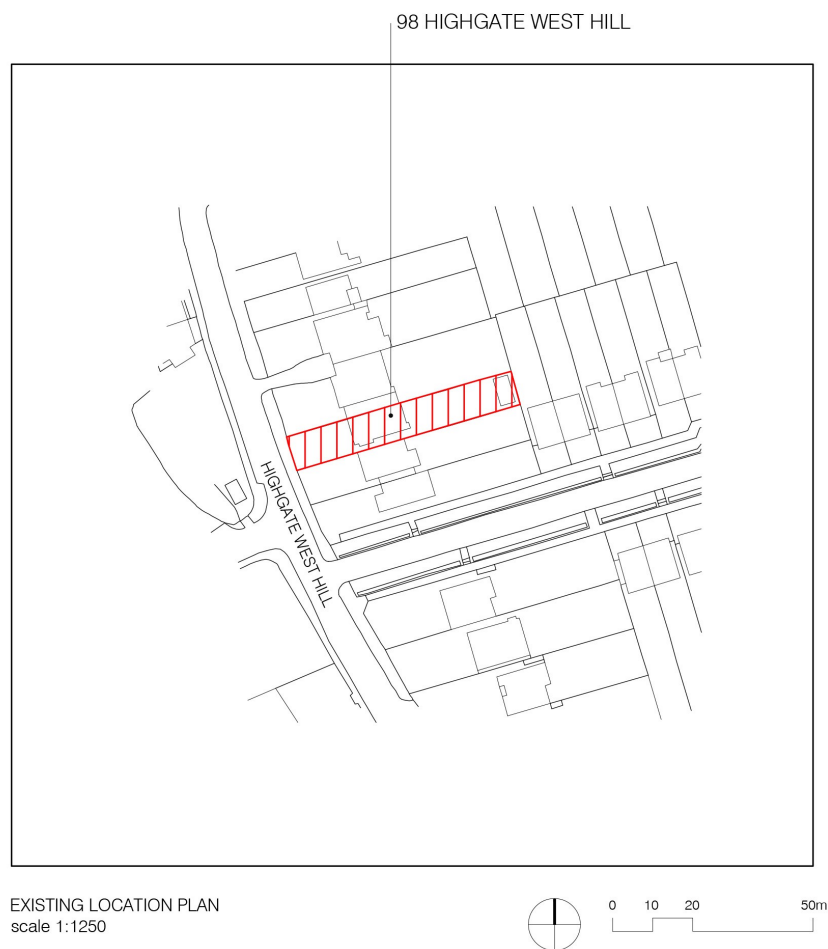
### INTRODUCTION

98 Highgate West Hill is within the boundaries of *Holly Lodge Estate Conservation Area*. The house is located on the hill and it is one of the several houses in various styles and sizes. The houses along Highgate West Hill are set back from the road with mature gardens to the front. Most of the houses have had alterations including roof extensions and dormers.

The planning application (ref. 2017/5939P) was submitted in September 2017 and was made with the consultation of neighbours on either side. It included some amendments to the original proposal in order to appease the neighbour at no. 97, particularly in relation to window sizes.

The renovation includes roof extension with complete reconstruction of the roof, including dormer to the side and rear.

Recently the scaffolding and debris netting has been removed and the neighbour at no. 97 has been able to see the new roof for the first time. For the first time they are seeing a new red clay tile roof and two dormers.



## **STATEMENT**

The non material amendment application is being made to regularize some amendments that are being made during the build.

In addition, we have been contacted by the owner of number 97 Highgate West Hill who were concerned that the roof has been raised.

In fact the ridge height remains the same as before and we have surveyed proof of this.

We have also produced a photo montage to show that the comparative photos produced from number 97 do not show an accurate comparison.

The description of the application is 'alterations to roof, dormer, side elevation window, side entrance and rear extension.

The areas of amendment are as follows:

### **Main Roof**

The main roof has been rebuilt with traditional red clay tiles.  
The ridge remains at the same level, the eaves are slightly raised  
The front section of roof is slightly enlarged.

### **Side Dormer on North Elevation:**

Reduced window size  
Pitched clay tile roof instead of part pitched/ part flat

### **Clerestorey window on North Elevation:**

Reduced window size

### **Side Entrance**

The side entrance at the front is altered to include a flat roof covering entrance area.

### **Rear Extension**

The door and window arrangement on the rear extension is altered.

The entire roof has been rebuilt. The height of the upper ridge was measured before demolition and the level of the upper ridge has been maintained.

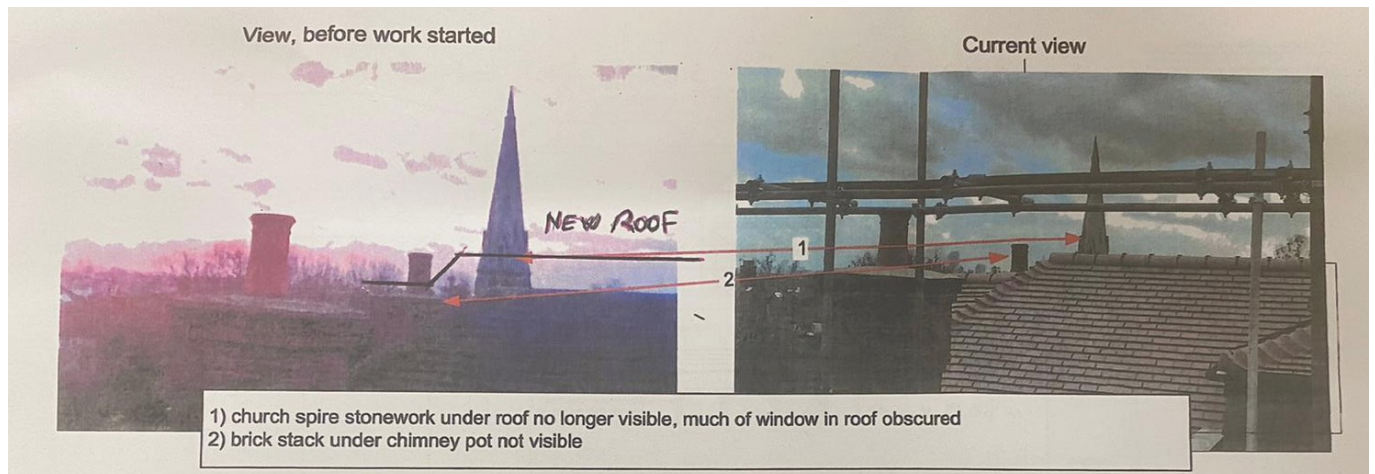
The photographs presented by the number 97 show the roof from 2 different perspectives. Their photos are misleading and this is evident by the relative position of the constant items (Chimney pots & spike). — *SEE FIG. 1 & 2*

Our superimposed image proves that their perspective assumptions are wrong — *SEE FIG. 3*

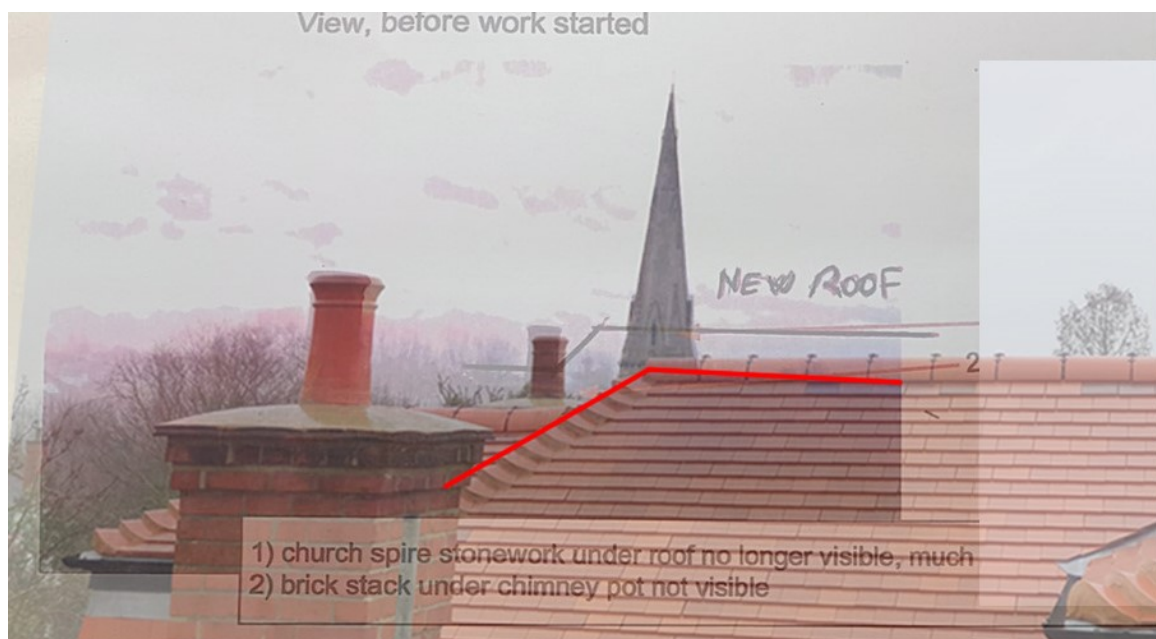
In addition- our clients professional measured survey from 2013 shows spot levels including ridge levels. The upper ridge level is unchanged as built — *SEE FIG. 4*

Moreover another professional survey has been carried out in February 2020 after the works to the roof have finished, comparing the heights of the ridges from houses no. 96 to no. 100. The result is that the height of the ridge at no. 98 is under the average height of the ridges of the surveyed area. — *SEE FIG. 5*

Finally, the as built ridge height is as the approved planning drawings that are in line with the surveys.



*FIG. 1 & 2 showing photos received from number 97*



*FIG. 3 photo montage showing overlay for direct comparison*

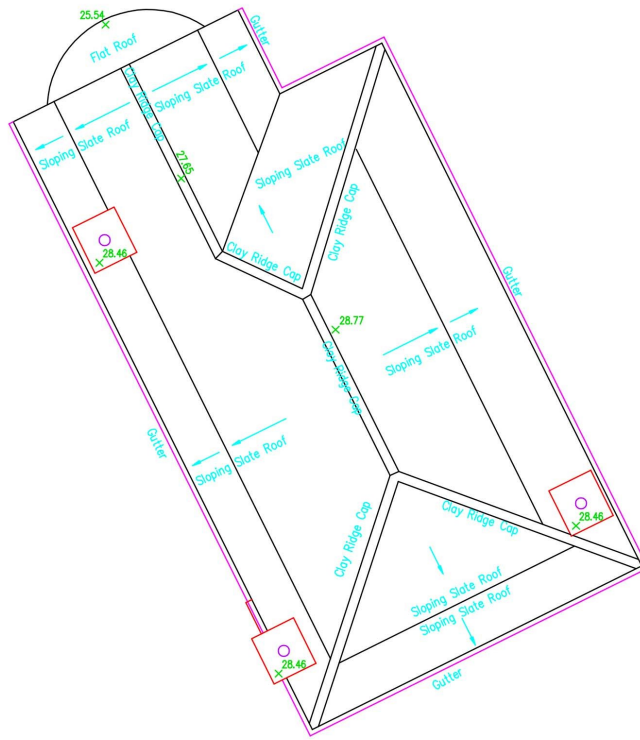


FIG. 4 house survey from 2013 showing height of upper ridge is unchanged

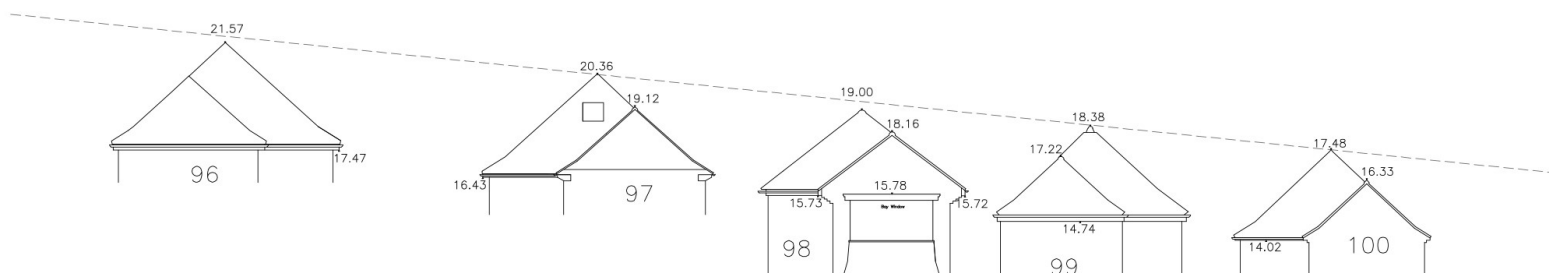


FIG. 5 street roof scape survey Feb 2020 showing relative ridge