

2020/1523/P	98 Highgate West Hill N6 6NR	Amendments to proposed roof, dormer, side elevation window, side entrance and rear extension as granted by permission ref 2017/5939/P granted 18 December 2017 for erection of single storey lower ground floor rear extension, first floor rear part infill extension, rear and side dormer roof extensions; installation of four rooflights to the side roof slope; infill of first floor south side facing window and addition of first floor obscure glazed north side facing window	Thomas Sild
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Objection,

This application is classified as a minor amendment, it is not.

Comments on the setting

98HWH is one of a group of Holly Lodge houses facing west out from the estate. Located between Langbourne and Makepeace Avenue there are 8 houses,

- 93, large detached
- 94, detached, similar to 95 & 99
- 95, similar to 94 & 99
- 96, large detached, similar to 97
- 97, mirror of 96
- 98, detached, similar to 100
- 99, detached, similar to 94 & 95
- 100, detached, similar to 98



Holly Lodge houses between Langbourne Avenue & Makepeace Avenue

Comparing previous planning applications, 98 & 100 look to have been externally almost identical, other than the placement of the northern chimney, when originally built.

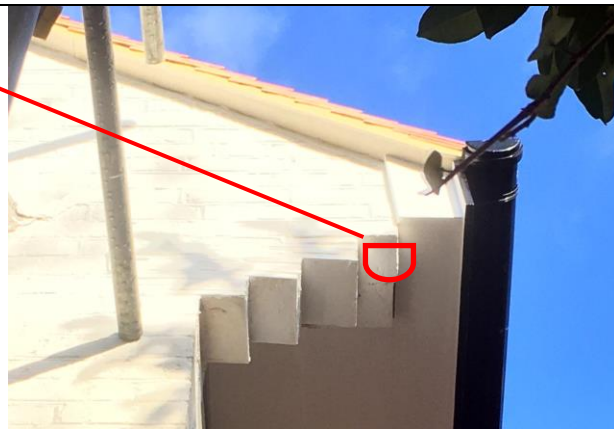
In the statement accompanying the Non-Material Amendment reference is made to 98's ridge height being under the average in the surveyed group, this is irrelevant having more to do with topography and the size of neighbouring properties, 97 being larger & taller.

There are at least 7 main areas where the current construction differs from that approved under 2017/5939/P, not all are accurately reflected on the As-Built drawings.

1) Roof over the bay window

Although no significant changes other than adding 2 dormers were originally proposed to the roof, during the construction all the roof timbers were removed, possibly to aid the lowering of the ceiling for the first floor as shown on the approved drawings for 2017/5939/P

In the bay prior to reinstatement at least 3 rows of bricks and 2 'steps' were added above the original tiled 'steps' on each side of the bay raising the gutter by more than the single brick & step as indicated on the As-Built West Elevation.



Current eaves (south) at 98 HWH
Original roof line & gutter indicated in red



Eaves at 100 HWH, 98 would have been similar

2) Eaves of whole house raised.

The As-Built west elevation shows the gutter of the bay roof at the same elevation as for the original roof, this is not the case. As can be seen on the photograph above it is higher matching the eaves of the raised bay roof. This level is maintained around the house meaning the eaves for the whole house are raised and the walls have been heightened, the new bricks on the north wall are just visible and those in the west wall are more obvious in the photos below



South



Original south, roof extends to edge of chimney



West, note new bricks over window



North

3) Widening of roof

South.

The roof has been widened to the south, the widening created by raising & stepping out the roof over the bay extends the full depth of the house.

The rear chimney stack is in line with the gutter/eaves not projecting beyond as shown on the As-Built roof plan and just visible in the aerial photograph taken from Bing Maps of the original house prior to works starting. The southern chimney stacks do project beyond the wall of the house.

North,

The As-Built roof plan shows the roof finishing in line with the chimney, the photograph shows it extends beyond. Note the drawings showing the north chimney stack projecting beyond the north wall are incorrect, it is flush as indicated on the 2013 survey drawing in the accompanying NMA Statement. It is possible the width of the roof has not changed significantly here, just raised, the drawings are too inaccurate to say.

4) Loss of detail

One of the key issues identified in the Conservation Area Appraisal & Management Strategy for the Holly Lodge was dormers & roof extensions that distort the shape & articulation of the arts and crafts design of gables. On page 34 it states that the particular shape (e.g. splayed at the base, round headed and so on) of the group should be repaired or where appropriate replicated to maintain the harmony of the property or group of properties. Roof materials and features should be maintained to avoid renewal, but where replacement is unavoidable, matching clay tiles should be used.

If the roof 'as built' had been shown on the proposed drawings of application 2017/5953/P it is most likely it would have been refused as the characteristic splay, present on all the original HLE houses, is removed.

5) North Dormer

The north dormer now has a hipped roof, the top of which is not 500mm below the main ridge as required in CPG – Altering & extending your home.

There is a pipe sticking out of the roof, this is not shown on any drawing and is an eyesore when viewed from the stairs in the neighbouring house.

The North Elevation As-Built drawing shows the western wall of the dormer well to the west of the end of the ridge, this isn't the case, they are in line. Has the main ridge been extended or the dormer moved east?



A large (100mm?) pipe projects out of roof
Roof < 500mm below ridge
Flat part of roof missing



Main roof ridge in line with west side of dormer

6) Ridge of Main Roof

i) Height

A few years ago the owners of 97 took photographs from their attic room which showed part of the windows in the tower of St Anne's, this view is no longer present and can only be replicated by having the camera outside the room at a level above the top of the window frame.



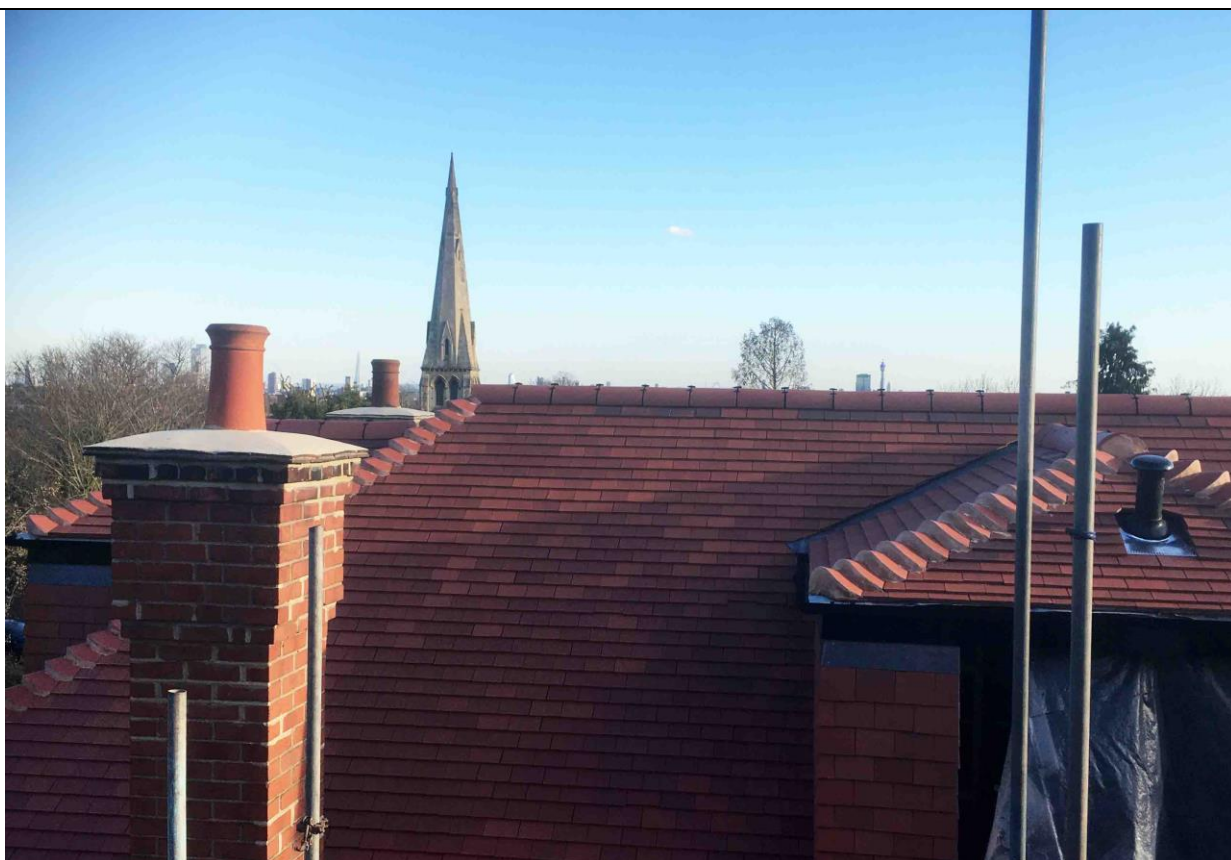
Original view from attic room



Current view, note only part of the window in the spire is visible and none of the window in the tower.



Current view from very top of 97 attic window



To match earlier view of church spire camera needs to be raised above the top of the attic window resulting in more of the trees further south being seen.

The NMA Statement suggests that in Fig 3 the above photos are misleading, they are not. The Fig 3 in the NMA Statement still shows that only the window in the spire is visible, the windows in the tower below are still hidden.

The church tower & the window in 97 have not moved

ii) Length

In addition to the apparent lengthening of the ridge (or moving of the dormer) identified in (e) the eastern end of the ridge does not accord with the As-Built drawing, the ridge extends to overlap the stack of the northside chimney, not stop before as the As-Built indicates.



7) South Side Extension

The As-Built West Elevation shows the sloping tiled roof of the original side extension. The As-Built Roof Plan indicates this doesn't exist, instead it is a flat roof.

