

Minor Material Amendment Statement

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INTRODUCTION

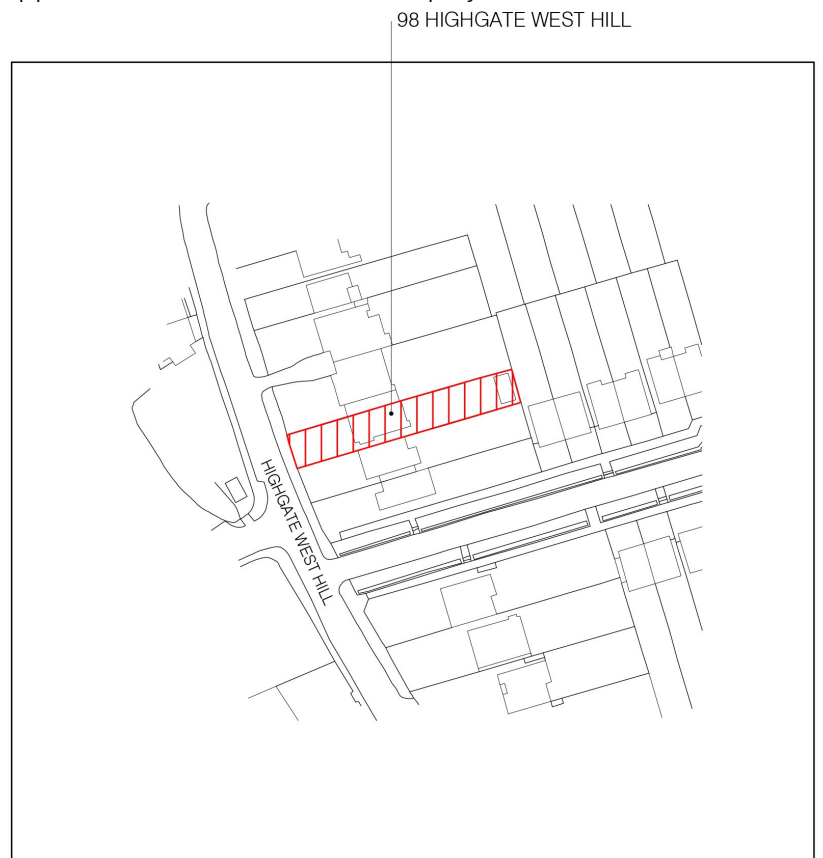
98 Highgate West Hill is within the boundaries of *Holly Lodge Estate Conservation Area*. The house is located on the hill and it is one of the several houses in various styles and sizes. The houses along Highgate West Hill are set back from the road with mature gardens to the front. Most of the houses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

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 a new red clay tile roof is visible for the first time since the house was originally built. The roof as built differs from the approved application in that the roof has been built without the distinctive roof splay common in the Holly Lodge Estate and with a more traditional form of dormer roof to the side.

The objective of this application is to reintroduce the splay and alter the dormer roof to more closely resemble the approved.



EXISTING LOCATION PLAN
scale 1:1250



0 10 20 50m

STATEMENT

The S73 minor material amendment application is being made to regularize some disparities that have been made during the build and to reintroduce a splay on the roof.

There has been a claim that the upper ridge height of the roof has been raised but this is not correct and there have been surveys carried out before and after to prove this.

We have also produced a photo montage to show that the comparative photos produced from number 97 do not show an accurate comparison.(see figures 1,2 and 3)

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.
The proposal is to add a splay to the eaves to create the distinctive look.

Side Dormer on North Elevation:

The dormer has been built with a pitched clay tile roof instead of part pitched/ part flat
The proposal is to amend the dormer roof to reintroduce the flat upper section.
The dormer extends slightly further towards the north than the approved but it is still set back a reasonable distance.

Clerestorey window on North Elevation:

The clerestorey windows on the north elevation have been reduced in size from the proposed.

NOTE ABOUT THE ROOF SPLAY:

The splay is a common and distinctive feature of the Holly Lodge Estate and most (but not all) houses have it. It varies in size and pitch and in some instances it is very subtle. The proposal is to add a moderate splay. See below photos showing a selection of roof splays in the estate.



The pair of photographs below were provided by the neighbour at number 97. They are taken through a velux window on the south slope of their roof. The photo to the left (fig. 1) was taken before and the photo to the right was taken after (fig.2)

However, 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 & spire).

We were given access to take our own photos from the same room and our superimposed image proves that their perspective assumptions are wrong — SEE FIG. 3

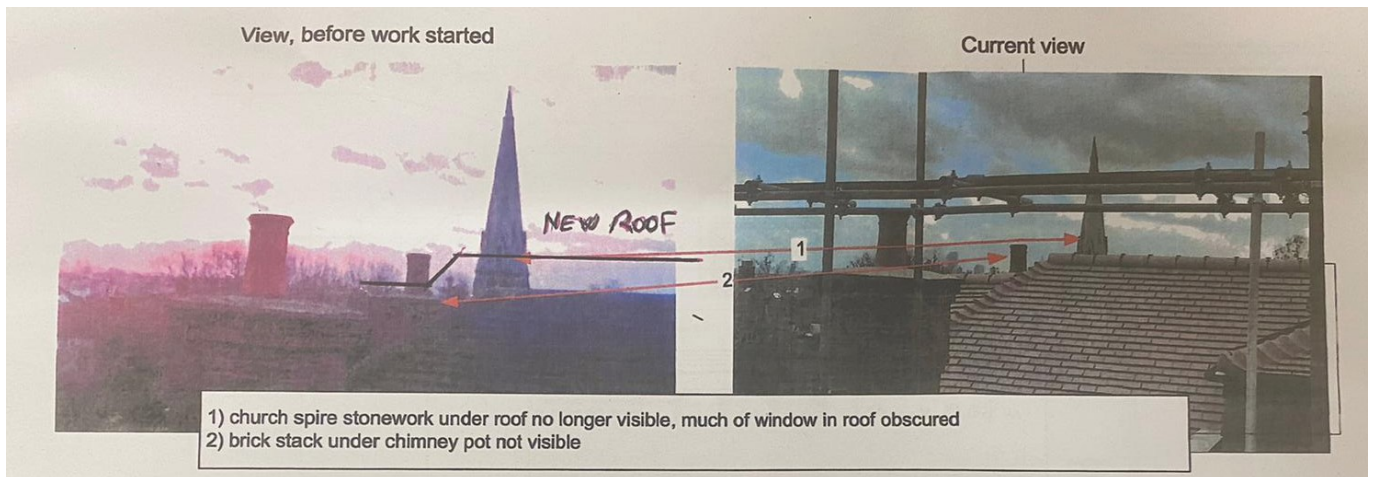


FIG. 1 & 2 showing photos received from number 97



FIG. 3 photo montage showing overlay for direct comparison

Regarding the height of the upper ridge:

- 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*

The as built ridge height is as the approved planning drawings and inline with the surveys.

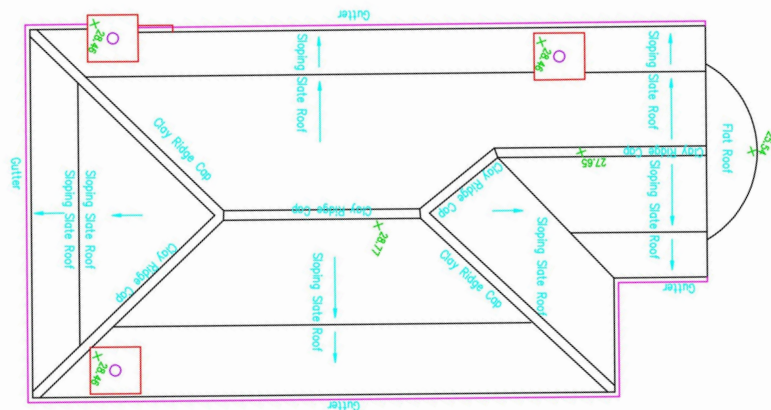


FIG. 4 house survey from 2013 showing height of upper ridge is unchanged

The level distance between the upper roof ridge and the dormer roof matches the distance on the new survey below (note that both surveys have used different datums but dimensions calculate)

The upper ridge level on the plan is 28.77M and the level on the bay is 25.54= 3.23M



FIG. 5 street roof scape survey Feb 2020 showing relative ridge heights. It also shows the height between upper ridge and bay being 3.22M (19.00m-15.78m=3.22m)