

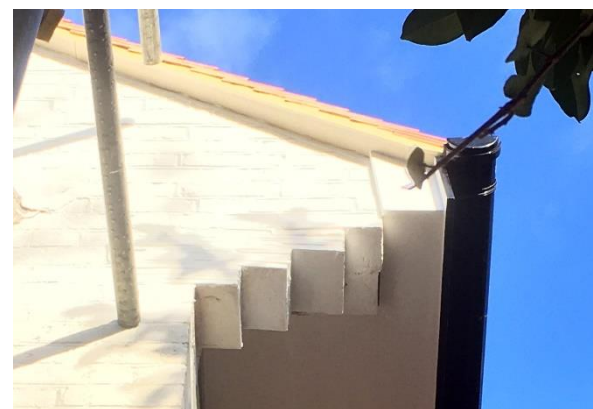
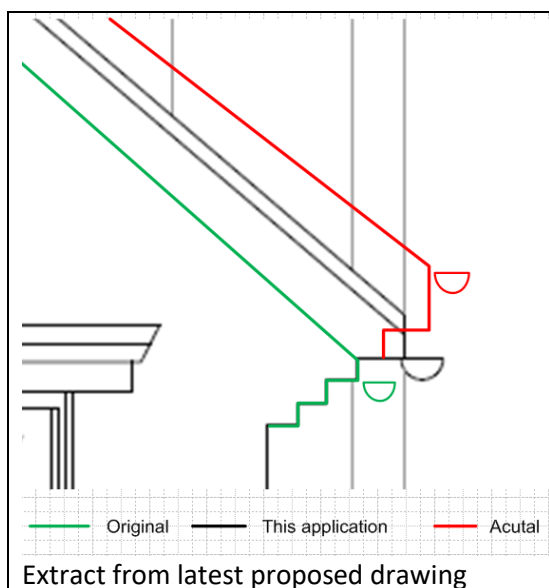
Site work started on this project in 2019 with a temporary tin roof and side netting erected over the property to allow the old roof, including the timbers, to be removed. Although unusual to remove the roof timbers it made sense as the first floor ceiling was to be lowered so as to create a larger area with adequate headroom in the attic space as shown on drawings of the approved scheme, 2017/5939/P. When the temporary roof and netting was removed in early 2020 it became apparent that in re-constructing the roof various alterations to the drawings had been made;

- 1) The main roof ridge had been raised as evidence by a loss of a view from the uphill neighbour's house.
- 2) At least 3 courses of bricks had been added to the side walls of the house raising the eaves.
- 3) In places the eaves had been widened, most noticeably along the south wall.
- 4) The main roof ridge had been extended in both directions
- 5) The splays in the roof shape, a typical feature of all original Holly Lodge houses, had been omitted

Additionally it has been noted

- 6) The south side ground floor extension is not in accordance with the approved plans being longer and having demolished the original pitched roof extension.

Raising the main roof ridge (1) was the first variance from the approved drawings noted and was reported to Camden Planning Enforcement in March and from whom we understood that the resolution was for the owners of 98 HWH to apply for retrospective planning approval. Initially a Non-Material Amendment was applied for and rejected, in part because the other discrepancies from the original drawings were being identified. Even now the proposed drawings do not accurately reflect what has been built, an example being the raising of the eaves. The drawings show only one additional step, the photograph shows two.



Photograph of actual build

As stated in the Officer's Report the CAAC welcomes the reinstatement of the splays at the bottom of the roof but queries whether it is correctly indicated on the latest Proposed drawings as, without rebuilding the whole roof, the splays would add timber above existing rafters and either further raise or widen the bottom of the roof.

The comments in the Officer's Report about other side dormers are not really relevant. On these houses they are stair dormers and overlook a blank wall, in this instance it is a bathroom dormer overlooking a stairway. It is not the overlooking that is objected to (the bathroom windows are to be obscure) but the bulk. With the roof having been raised and widened it has increased its impact. What is sought is that it is placed in the originally approved location.

At each stage of the process more & more discrepancies between the original approved drawings, the latest application drawings and the actual as-built have been identified. If this application is allowed it moves the starting point for the variations yet correctly drawn on the as-built from the original approved drawings to this middle fuddle.

If this application is allowed it sends the signal that one can ignore the approved drawings. The additional courses of bricks added to the walls of the house were not accidents, nor was the widening of the eaves.

If this application is allowed and it is later accepted that the main ridge height has been raised (for which the Conservation Area's Management Strategy states '*Raising the roof ridge and the steepening of the roof pitch to the front, side or rear slopes is unlikely to be acceptable.*') then to rectify the error will be exceptionally expensive. It would be better to correct the error now before the house is finished and decorated.

To my knowledge no one from the Council has visited the site since the raising the height of the main ridge was reported. I request that someone does visit and with the CAAC and the architect, if he is available, sees all the variances from the original approved drawings and then makes the decisions, both on this application and the reported breach (EN20/0194)

Martin Narraway

Chair, Holly Lodge CAAC

Full copy of the CAAC's objection attached.