

James Argles

From: Planning Support
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2022/2556
Site Address: 42 Southwood Lane London N6 5EB
Comments by: Highgate Conservation Area Advisory Committee
From:
48
Cromwell Avenue
Highgate

London
N6 5HL

Submission: Objection
Comments: Highgate Conservation Area Advisory Committee objects to this application.

The structural engineer's report states that the horrendous lean on the chimney(s) arises from movement in the roof structure. The drawings state that the roof will be re-slatted but nothing more. Haringey should ask details for the remedial structural works to be provided now and that, by Condition, a structural engineer must be employed throughout the project and not just for the roof and chimney(s) but for alterations generally to the original structure. For example we note that the central 'spine' supporting wall is to be removed at second floor level and the load of the valley beam passed down through the structure in a manner quite different from the existing arrangement, setting up different stresses in the structure from top to bottom. Full structural details of the implications of this change are required.

Changes to the unusual original plan layouts (which arise from the magnificent views from the rear rooms) should be avoided. The sliding doors to an enlarged opening from the ground floor hall to the front room alter the character and understanding of the house.

We would not wish to see an original mantelpiece removed from one room and relocated in another. Full details of 'opening up' chimney breasts and associated works to hearths, etc. should be required.

Full details of works to each window, door, stairs, floors, balcony railings, etc. should be required.

Rationalisation of the pipework on the front elevation is welcomed as is retention of the landing door to the en-suite bathroom at first floor level.

We have no objection to safe removal of the asbestos roof over part of the front basement area