

RE: PLANNING APPLICATION HGY/2022/4466

LOFT CONVERSION 86 GROSVENOR ROAD, LONDON N10 2DS

COMMENTS FROM:

ROBERT AND ALISON ABBEY 78 GROSVENOR ROAD LONDON N10 2DS

MILES HOOTON AND CAROLINE DORSET OWNERS OF 80 GROSVENOR ROAD LONDON N10 2DS

IAN MACKAY, OWNER OF 84 GROSVENOR ROAD N10 2DS

PETER AND SUSAN STUDDY OWNERS OF 88 GROSVENOR ROAD N10 2DS

DESIGN AND ACCESS STATEMENT: APPEARANCE.

We have one important objection to the application.

In the Design and Access Statement under the heading Appearance it states the materials to be used will be **SIMILAR** in appearance to the existing. We understand this could be considered for the rear of the property but we think at the front of the property the materials should be an exact match.

Many of the Collins built houses in Grosvenor Road has loft conversions and you will see from the submitted photographs none of the original roof tiles have been changed.

We understand from the owners of 86 Grosvenor Road that spray foam was applied to the under surface of all the roof tiles and the wooden roof structure to insulate the loft space. This is difficult to remove without breaking the tiles. Many if not all the tiles would need replacing. The tiles which are called Poole Bridgewater tiles are no longer made and can only be sourced from reclamation yards in the Dorset area. We have searched extensively online and there are no new/modern equivalents.

Obtaining several hundred tiles may be possible but could take several months for a reclamation company to find. Alternatively a company specialising in Spray Foam removal could attempt to remove the foam which may preserve some of the tiles. It is also possible to have exact copies of the tiles made. One house owner had to do this a few years ago.

Grosvenor Road is in a conservation area and in respect of planning the local authority must take into account the need to preserve and enhance the area's special character when deciding to grant planning permission.

Incremental changes to properties in a conservation area such as inappropriate building materials can have a cumulative effect on the character and appearance of the properties and the area. If the tiles are changed at 86 Grosvenor Road it sets a precedent for anyone else in the Collins terrace to do the same.

The roofs of the Collins properties in Muswell Hill generally and Grosvenor road in particular form an important part of the historic character of the buildings and the area. It is important that the continuity of roofing materials is maintained. The tiles should be an exact match in size, style, and colour.

A roof forms 30% plus of the visible part of a house and the use of different tiles would have a serious and detrimental effect on the appearance of the street, the terrace of houses and seriously compromise its character.

Changes allowed to the external appearance of properties in a conservation area are very limited and to allow alternative non matching roof tiles would defeat the purpose of the conservation scheme.

In addition to the importance of appearance this type of tile interlocks with the next tile and will only fit with exactly the same type and size of tile. Clearly in a terraced roof this is very important from an appearance perspective and to ensure the roof is watertight. The tiles on the rear of the roof would also need to interlock.

THE FOLLOWING 2 POINTS ARE FROM THE OWNERS OF 88 GROSVENOR ROAD.

FRONT ELEVATION DRAWING

The position of the party wall between 86 and 88 is incorrect. We would like this corrected.

POSITION OF THE WALL OF THE DORMER NEXT TO 88

We see that the wall is on the party wall. Two thirds of the length of the dormer at 88 is slightly indented but if the entire dormer wall at 86 is built on the party wall there would not be enough space to access the side wall of the dormer at 88 if repairs are needed. We would prefer clear delineation between the two dormers/properties.

CONCLUSION

The possibility of needing to replace the roof tiles is not mentioned in the application presumably because it is not usually necessary. However this case is different because the loft space is insulated with spray foam and the need to replace the tiles is highly likely.

We believe that a condition of the consent should be that roof tiles must be in the same style and format of the existing tiles not merely similar.

We think the planning officer responsible for this case should make a site visit to see what the impact of a decision to allow non matching tiles would be.

SIGNED



Robert Abbey



Alison Abbey



Caroline Dorset



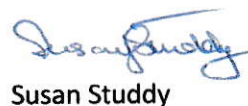
Miles Hooten



Ian MacKay



Peter Studdy



Susan Studdy

9 February 2023