

Mercy Oruwari

From: Nick Lee <nick@nleearchitects.com>
Sent: 15 July 2024 12:51
To: Mercy Oruwari
Cc: Sebastian Bengoechea
Subject: RE: 1 Cholmeley Crescent - REVISED DRAWINGS - HGY/2024/0292
Attachments: GA 02REV B Proposed Second Floor.pdf

Dear Mercy,
Apologies for that. Please see attached revised second floor plan. Let us know if there is anything else.

Best,

Nick

Nicholas Lee
DipArch RIBA

For and on behalf of
nicholas lee architects Ltd

34A Rosslyn Hill, London NW3 1NH
Tel +44 (0)20 7435 9315
Mob +44 (0)7801150227

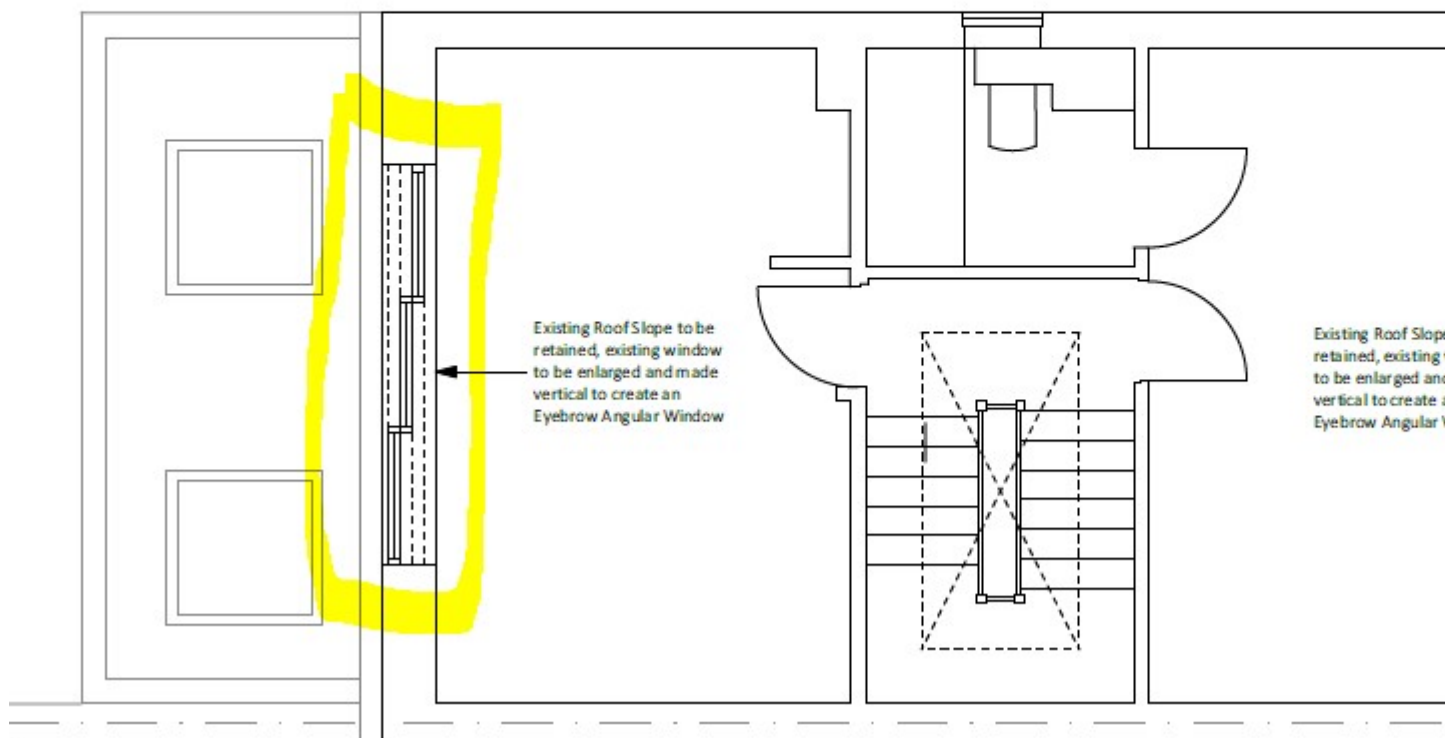
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From: Mercy Oruwari <mercy.oruwari@haringey.gov.uk>
Sent: Sunday, July 14, 2024 6:53 PM
To: Nick Lee <nick@nleearchitects.com>
Cc: Sebastian Bengoechea <sebastian@nleearchitects.com>
Subject: RE: 1 Cholmeley Crescent - REVISED DRAWINGS - HGY/2024/0292

Dear Nick,

The report is about to be submitted but I need you to review the image of the windows in drawings GA 02 (Proposed Second Floor) and GA 04 (Proposed Elevations). On GA 02 it looks like the rear first floor doors have been drawn instead of the rear second floor windows illustrated in GA 04, which mirror the front facing second floor windows. Please can you confirm if this is an error, or could you clarify the drawings so I can explain to the signing off manager.

Sorry to ask but could you come back to me with a confirmation/clarification and/or updated plans (please include new revision letters for the altered plans) as early as possible today as I'm on leave from tomorrow Tuesday. Also, apologies as I need to request a new extension of time for today Monday 15th July.



Existing Roof Slope to be retained, existing window to be enlarged and made vertical to create an Eyebrow Angular Window

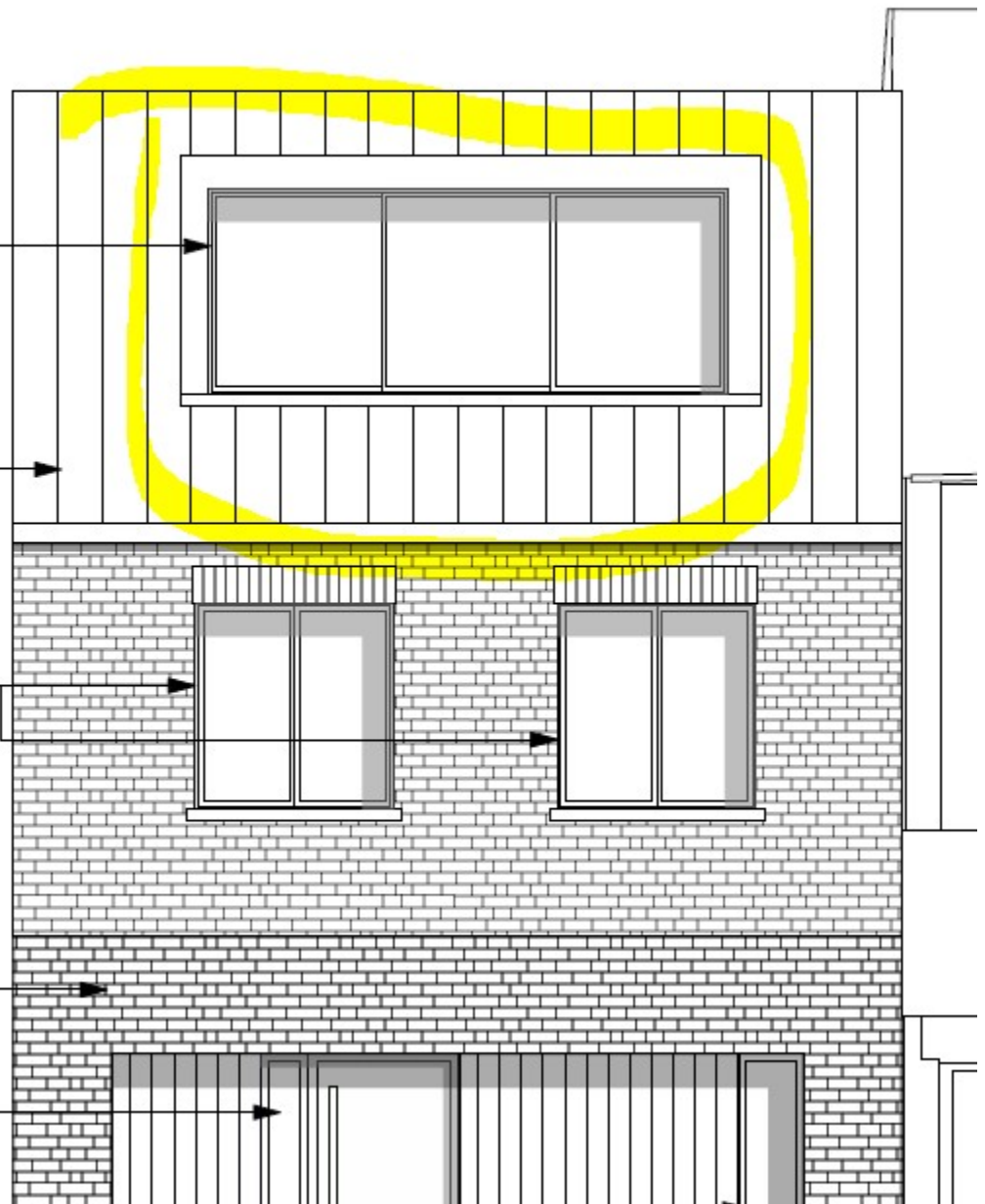
Roof tiles to be replaced with zinc cladding

Existing 2 No. uPVC Windows to be replaced with new Aluminium Casement Windows

Proposed Brick Slips to be clad to existing facade

Proposed Timber Door with Sidelight

Proposed Fixed



Regards,

Mercy Oruwari
Planning Officer
5th Floor, Alexandra House,
10 Station Road
Wood Green
N22 7TY
Mercy.Oruwari@haringey.gov.uk

From: Nick Lee <nick@nleearchitects.com>

Sent: Friday, July 5, 2024 4:35 PM

To: Mercy Oruwari <mercy.oruwari@haringey.gov.uk>
Cc: Sebastian Bengoechea <sebastian@nleearchitects.com>
Subject: RE: 1 Cholmeley Crescent - REVISED DRAWINGS - HGY/2024/0292

Hi Mercy,
The screen is shown on the plans but faintly, maybe better if we add a few notes.
As for GA-04 we have checked, and it has the planting on the other side of the screen. Also attached.

Please let us know.

Thanks,

Nick

Nicholas Lee
DipArch RIBA

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nicholas lee architects Ltd

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From: Mercy Oruwari <mercy.oruwari@haringey.gov.uk>
Sent: Friday, July 5, 2024 4:15 PM
To: Nick Lee <nick@nleearchitects.com>
Cc: Sebastian Bengoechea <sebastian@nleearchitects.com>
Subject: RE: 1 Cholmeley Crescent - REVISED DRAWINGS - HGY/2024/0292

Dear Nick,

Thanks for the plans. Apologies to have to come back to you but I've just taken a look before uploading them and have noticed that only GA 01 and GA 07 has the planting clearly visible along with the timber screen. I think the wrong versions have been sent for GA 02, GA 03 and GA 04 as the vegetation, and it seems the timber screen, are not on these plans.

I have to ensure they are on as it helps support my response for one of the main objections.

Regards,

Mercy Oruwari
Planning Officer
5th Floor, Alexandra House,
10 Station Road
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N22 7TY

Mercy.Oruwari@haringey.gov.uk

From: Nick Lee <nick@nleearchitects.com>
Sent: Thursday, July 4, 2024 9:03 AM
To: Mercy Oruwari <mercy.oruwari@haringey.gov.uk>; john.rudaizky@gmail.com
Cc: Sebastian Bengoechea <sebastian@nleearchitects.com>
Subject: RE: 1 Cholmeley Crescent - REVISED DRAWINGS - HGY/2024/0292

Dear Mercy,
Drawings attached which have hopefully captured all agreed revisions and yes confirmed for 5th July extension of time.
Many thanks.

Best,

Nick

Nicholas Lee
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nicholas lee architects Ltd

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From: Mercy Oruwari <mercy.oruwari@haringey.gov.uk>
Sent: Wednesday, July 3, 2024 12:54 PM
To: Nick Lee <nick@nleearchitects.com>; john.rudaizky@gmail.com
Cc: Sebastian Bengoechea <sebastian@nleearchitects.com>
Subject: RE: 1 Cholmeley Crescent - REVISED DRAWINGS - HGY/2024/0292

Dear Nick,

Apologies as we were focused on the screening, I forgot to ask for all the related drawings/floor plans to be updated accordingly. Please could you update GA 01, GA 02, GA 03, GA 04 and GA 07 with all the relevant alterations.

As we need to set the final drawings/plans for approval they must all have the correct changes.

Can we also change the extension of time to Friday 5th July?

Again, apologies for missing this.

Regards,

Mercy Oruwari

Planning Officer
5th Floor, Alexandra House,
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N22 7TY
Mercy.Oruwari@haringey.gov.uk

From: Nick Lee <nick@nleearchitects.com>
Sent: Wednesday, June 26, 2024 11:58 AM
To: Mercy Oruwari <mercy.oruwari@haringey.gov.uk>; john.rudaizky@gmail.com
Cc: Sebastian Bengoechea <sebastian@nleearchitects.com>
Subject: RE: 1 Cholmeley Crescent - REVISED DRAWINGS - HGY/2024/0292

Dear Mercy,
Ok noted. Please see revised drawings.

Best,

Nicholas Lee
DipArch RIBA

For and on behalf of
nicholas lee architects Ltd

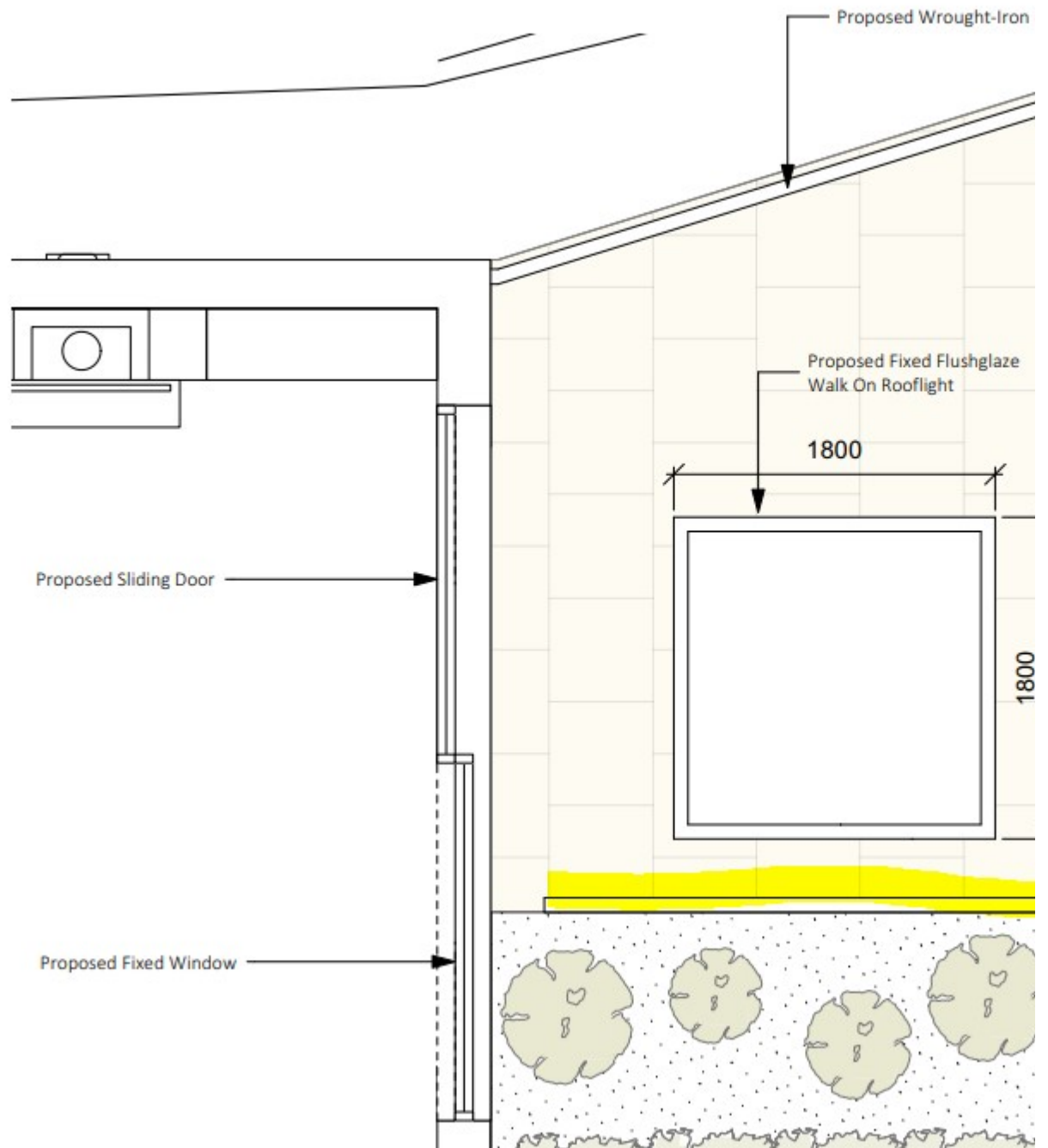
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From: Mercy Oruwari <mercy.oruwari@haringey.gov.uk>
Sent: Tuesday, June 25, 2024 5:23 PM
To: Nick Lee <nick@nleearchitects.com>; john.rudaizky@gmail.com
Cc: Sebastian Bengoechea <sebastian@nleearchitects.com>
Subject: RE: 1 Cholmeley Crescent - REVISED DRAWINGS - HGY/2024/0292

Dear Nick,

Thanks for coming back so quick. My suggestion for the location of the screening, where the yellow line is located, was to ensure we don't create any bulk directly on the boundary line. Although the example in the new plans would achieve the purpose of mitigating the potential for overlooking, it then creates a secondary issue of being overbearing similar to building an extremely tall wall of almost 2 storeys. The planting allows the boundary at that height to remain visually soft, but the screening set further in creates a sense of privacy without being overbearing.



Regards,

Mercy Oruwari
Planning Officer
5th Floor, Alexandra House,
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Mercy.Oruwari@haringey.gov.uk

From: Nick Lee <nick@nleearchitects.com>
Sent: Tuesday, June 25, 2024 10:24 AM
To: Mercy Oruwari <mercy.oruwari@haringey.gov.uk>; john.rudaizky@gmail.com
Cc: Sebastian Bengoechea <sebastian@nleearchitects.com>
Subject: RE: 1 Cholmeley Crescent - REVISED DRAWINGS - HGY/2024/0292

Dear Mercy,

Thank you for your e-mail below.

To address the concerns of your other manager, can we then propose to locate a lightweight timber screen on the boundary line, as per attached drawing. That way the neighbour will be guaranteed of no overlooking on three accounts.

- Timber screen.
- Hedge planting and potted plants.
- No access to adjacent roof.

Let me know your thoughts on this.

We confirm to agree for your requested time extension for 3rd July.

Best,

Nicholas Lee
DipArch RIBA

For and on behalf of
nicholas lee architects Ltd

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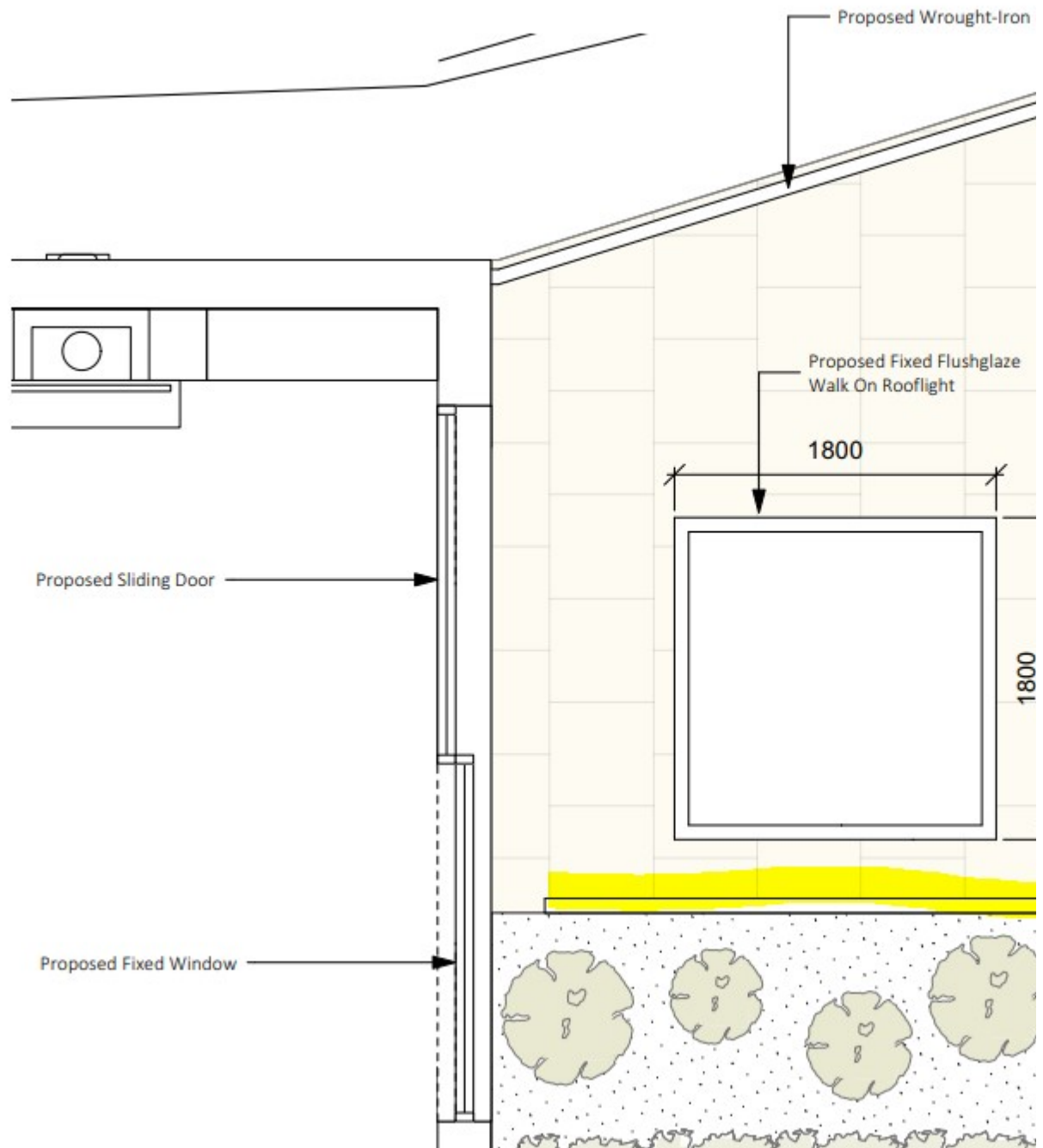
From: Mercy Oruwari <mercy.oruwari@haringey.gov.uk>
Sent: Monday, June 24, 2024 12:43 PM
To: john.rudaizky@gmail.com
Cc: Nick Lee <nick@nleearchitects.com>; Sebastian Bengoechea <sebastian@nleearchitects.com>
Subject: RE: 1 Cholmeley Crescent - REVISED DRAWINGS - HGY/2024/0292

Dear Nick,

Although we are aiming to approve the application, we have had a request from another manager that further amendments are required to mitigate the issue of potential overlooking. They agree the planting can play a part, especially with softening the visual appearance on the boundary and partially restricting access. However, they do not feel it's sufficient. The height, growth and health of the vegetation cannot be completely controlled (although there will be a condition added that it must be maintained).

For this reason, they have asked that in addition to the planting/gravelling, some kind of balustrade should be installed on the edge of the terrace (see the image below). The balustrade would need to be 1.7 metres high and either lightweight timber or a semi opaque/translucent glazed screen. It would need to run the full depth of the terrace with some kind of access (similar to below) to allow for continuous maintenance of the planting.

Please provide a floor plan and elevation plan showing this addition including the dimensions. This will greatly help with addressing this issue. Following the receipt of the amended plans, I would like to request for an extension of time for next Wednesday 3rd July. The manager who knows the application is on leave this week. It is preferred that they review it as they have been advising on it.



Regards,

Mercy Oruwari
Planning Officer
5th Floor, Alexandra House,
10 Station Road
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Mercy.Oruwari@haringey.gov.uk

From: john.rudaizky@gmail.com <john.rudaizky@gmail.com>
Sent: Thursday, June 20, 2024 4:55 PM
To: Mercy Oruwari <mercy.oruwari@haringey.gov.uk>
Cc: Nick Lee <nick@nleearchitects.com>; Sebastian Bengoechea <sebastian@nleearchitects.com>
Subject: Re: 1 Cholmeley Crescent - REVISED DRAWINGS - HGY/2024/0292

Hi. This is great news!!
Thanks very much. Look forward to the guidance as below.
Thanks.

Sent from my iPhone

Sent from my iPhone

On 18 Jun 2024, at 11:24, Mercy Oruwari <mercy.oruwari@haringey.gov.uk> wrote:

Dear Nick,

Thanks for your response below and the attached plan. We have reviewed all the revised/updated information and will be recommending the amended scheme for approval subject to conditions regarding materials. I will be aiming to complete the report next week and will liaise with you to finalise everything and to request for an extension of time.

Thanks

Regards,

Mercy Oruwari
Planning Officer
5th Floor, Alexandra House,
10 Station Road
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N22 7TY
Mercy.Oruwari@haringey.gov.uk

From: Nick Lee <nick@nleearchitects.com>
Sent: Monday, June 10, 2024 12:12 PM
To: Mercy Oruwari <Mercy.Oruwari@haringey.gov.uk>
Cc: john rudaizky <john.rudaizky@hotmail.co.uk>; Sebastian Bengoechea

[<sebastian@nleearchitects.com>](mailto:sebastian@nleearchitects.com)

Subject: RE: 1 Cholmeley Crescent - REVISED DRAWINGS - HGY/2024/0292

Dear Merci,

Please see our replies to your questions below in red and attached plan for reference. Let us know if you require any further assistance.

Nicholas Lee
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-----Original Message-----

From: Mercy Oruwari <Mercy.Oruwari@haringey.gov.uk>

Sent: Friday, June 7, 2024 5:15 PM

To: Nick Lee <nick@nleearchitects.com>

Cc: john rudaizky <john.rudaizky@hotmail.co.uk>; Sebastian Bengoechea
<sebastian@nleearchitects.com>

Subject: RE: 1 Cholmeley Crescent - REVISED DRAWINGS - HGY/2024/0292

Dear Nick,

Although the consultation has not come to an end we would like to ask for some information. Regarding the planting intended to be used for screening on the boundary and the non-accessible area of the roof, please could you provide details on the following:

1. What types of planting would be used for the boundary screening. Hedge - Ligustrum Ovalifolium Privet or similar on the boundary with more plants in individual pots further onto the roof. See plan attached.
2. What type of planting pots/beds would be used and would they be fixed or movable. It is proposed for the hedging to be in fixed continuous planters.
3. What treatment would be carried out on that part of the roof e.g. gravel, green roof etc. We are proposing a gravel finish.

Please note that there is no access or handrail in the planted area and with young children would be a point of danger. This will only be accessed for maintenance purposes.

Thanks

Regards,
Mercy Oruwari
Planning Officer
5th Floor, Alexandra House,

10 Station Road
Wood Green
N22 7TY
Mercy.Oruwari@haringey.gov.uk

-----Original Message-----

From: Mercy Oruwari <mercy.oruwari@haringey.gov.uk>
Sent: Tuesday, May 28, 2024 1:28 PM
To: Nick Lee <nick@nleearchitects.com>
Cc: john rudaizky <john.rudaizky@hotmail.co.uk>; Sebastian Bengoechea <sebastian@nleearchitects.com>
Subject: RE: 1 Cholmeley Crescent - REVISED DRAWINGS - HGY/2024/0292

Dear Nick,

Apologies for the delay in responding back to you. We acknowledge receipt of the revised plans that demonstrate practical solutions for the concerns and issues raised. We are running a further brief consultation on these and will advise accordingly. The consultation will close on the 11th June.

Regards,
Mercy Oruwari
Planning Officer
5th Floor, Alexandra House,
10 Station Road
Wood Green
N22 7TY
Mercy.Oruwari@haringey.gov.uk

-----Original Message-----

From: Nick Lee <nick@nleearchitects.com>
Sent: Thursday, May 23, 2024 4:23 PM
To: Mercy Oruwari <mercy.oruwari@haringey.gov.uk>
Cc: john rudaizky <john.rudaizky@hotmail.co.uk>; Sebastian Bengoechea <sebastian@nleearchitects.com>
Subject: RE: 1 Cholmeley Crescent - REVISED DRAWINGS - HGY/2024/0292

Dear Mercy,
Can you please provide us with an update and confirmation of receipt of the below.

Best,

Nick

Nicholas Lee
DipArch RIBA

For and on behalf of
nicholas lee
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-----Original Message-----

From: Nick Lee
Sent: Friday, May 17, 2024 5:57 PM
To: Mercy Oruwari <mercy.oruwari@haringey.gov.uk>
Cc: john rudaizky <john.rudaizky@hotmail.co.uk>; Sebastian Bengoechea <sebastian@nleearchitects.com>
Subject: RE: 1 Cholmeley Crescent - REVISED DRAWINGS - HGY/2024/0292

Dear Mercy,

Further to your e-mail below, please find attached the link to our revised drawings which have taken on board your comments to propose the following:

LINK:

<https://www.dropbox.com/scl/fo/609yb73jkqnbvr5lc3ua7/AQv-yjmHlMo56gNyPBta5LQ?rlkey=91w38c9trlvb4ekhilojpju6b&st=xkm2fjl3&dl=0>

- The proposal greatly reduces the rear terrace area by pulling away from the boundary line of 1A by 2 meters. The remaining part of the flat roof will be used for screening with extensive planting.

- In consideration to your comments, the client has retained the top floor roof pitch as existing but to re-clad it in metal zinc panels, similar to what has been permitted to a front dormer which is located two properties up the road from ours. At roof level we have enlarged the fenestration to both the front and back facades and position the windows vertically in lieu of the existing sloping position which currently sit very low and for children's bedrooms pose a great safety risk. We will be increasing the cill height to comply to current building regulations.

- The proposal has altered the portal of the ground floor front extension material to brick to match the first-floor brick slips, thus creating a two floor consistency with a contrasting top floor.

Please confirm receipt of this e-mail and your manager's position to recommend this revised proposal for approval so that we can move forward and create a positive contribution to the conservation area and street.

Best,

Nicholas Lee

Nicholas Lee
DipArch RIBA

For and on behalf of
nicholas lee

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08.05.24

Dear Nick/John,

Following a discussion with my manager the limited advice we can give in respect of the proposal here is as follows:

- * The size of the roof terrace needs to be substantially reduced. The depth and extent of the roof terrace along the boundary with No 1A would give rise to overlooking with the screening not viewed to be sufficient to interrupt such overlooking, in particular direct views into the rear first floor windows of No 1A.
- * This terrace space needs to be redesigned in such a way that the depth is reduced and that users of this space wouldn't be able to go to the edge adjacent to No. 1A.
- * The examples previously submitted are different to the arrangement and positioning for this site and therefore do not present the same level of impacts as the proposed roof terrace for this property.
- * At the front, the extent of the collective changes significantly alter the appearance of this property so that it is at odds with the neighbouring property as well as the general character of this road.
- * We do not oppose changes to the front elevation so as to give a modern appearance to this property, however the changes need to be more subtle in nature i.e. breaking down the front elevation to be represented by two floors with a contrasting top floor, as opposed to the 3 storey appearance as currently proposed.

We suggest you review these points and explore options by possibly discussing them through formal planning advice. Alternatively, if you feel strongly that you wish to maintain the proposal as presented, especially the extent of the size of the roof terrace, we suggest that the application is determined as submitted and the decision appealed. As it stands, we are therefore not in the position to support this proposal, especially the large roof terrace.

Concerning the site visit, from the information provided such as the photographs, drawings, plus the use of google street view/earth, combined this is enough for us to draw a conclusion on our position regarding the application.

Regards,
Mercy Oruwari
Planning Officer
5th Floor, Alexandra House,
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Mercy.Oruwari@haringey.gov.uk

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