

Highgate Conservation Area Advisory Committee comments on HGY/2022/4178 for 4 Priory Court, 47 Shepherds Hill, Hornsey, London, N6 5QN

Highgate CAAC has no objection to the proposed 4 additional rooflights on the west facing slopes of the roof, however we are confused by the vertical windows drawn in green shown on the proposed section D-D drawing.

This is a slightly different shade of green from the new Velux windows in the roof shown on the same drawing. Does this mean the windows are already there but being replaced? If so, this application should not be permitted until details are provided about materials, style and dimensions of the new vertical windows.

If these windows are not being replaced, what does the olive green colour of these windows indicate? A key to the various colours used on the drawings would have been useful.

Also the gross floor area calculations given on the application form are confusing. If the 4 new rooflights allow a previously “non habitable space” to be converted into an additional bathroom at loft level, why is “floorspace lost” greater than “floorspace gained”?