

Highgate Conservation Area Advisory Committee objection to HGY/2023/0407 for a ground floor side extension at 39 Milton Avenue, N6 5QF

This is a revised proposal for a triangular corner site extension, one element of an earlier application which was refused: HGY/2021/2200. An appeal to the Planning Inspectorate against this refusal was subsequently dismissed:

<https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3289845> .

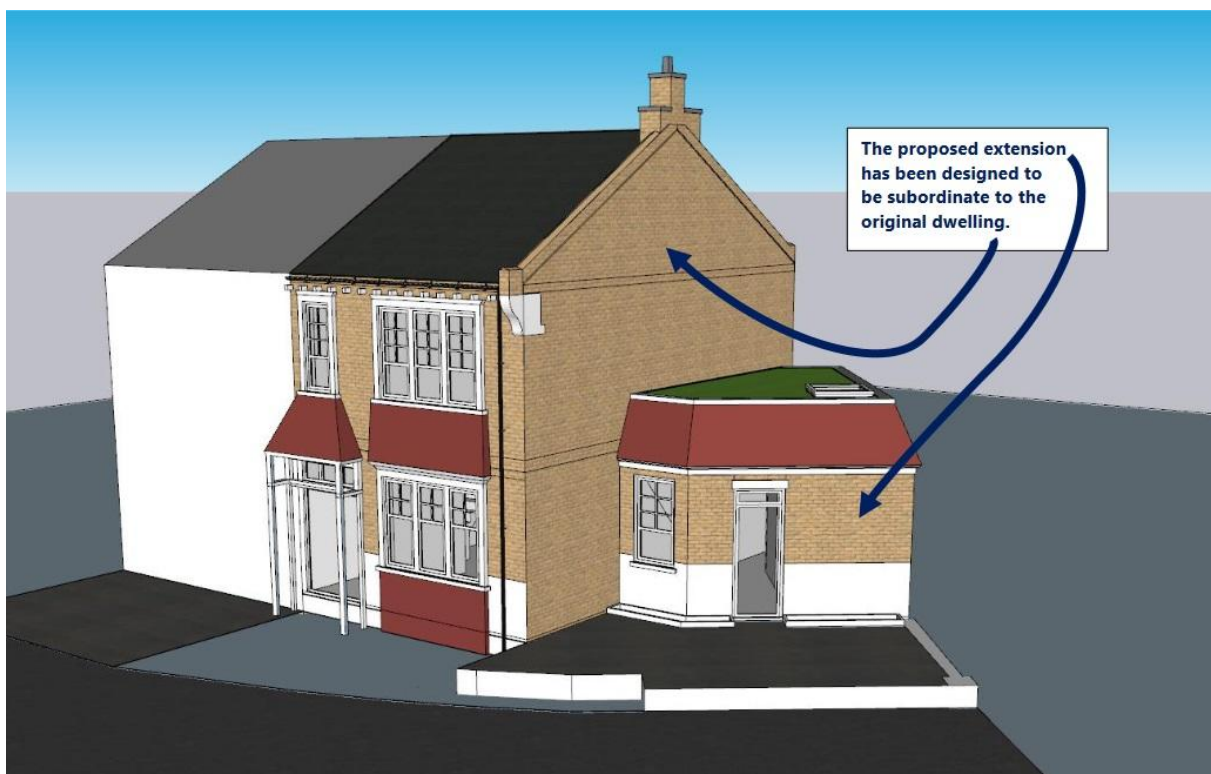
This application omits the rear roof dormer included in the previous application but retains much the same plan for the side extension. However, the roof profile of the side extension has been altered compared to HGY/2021/2200.

We believe the new extension design remains poor. The proposed roof profile is based on roof shapes at a much higher level on various nearby buildings, none of which are similar to the host building. Further, the material is altered from slate to a red material to match the colour of the panels on the front of the host property. Neither the “Design Response” document nor the elevation drawings give any sense that the red roof material will match the existing detailed tile patterns.



The result is odd and out of keeping with the area, neither being a high quality modern intervention of the type Highgate has been known for through the ages, nor in keeping with the host property. Lowering a high level feature taken from nearby quite different properties almost to ground level, then matching the colour but not the detailed pattern of a quite different feature on the front of the host building risks

producing a jarring result; the design remains “incongruous and contrived”, as the Planning Inspector said of the roof element of the previous scheme.



The application is extremely vague about what the new roof material will look like compared to the host building.

We feel that the proposed side extension would continue to be atypical of the Miltons area and hence would harm the Highgate Conservation Area by failing “to preserve or enhance the character or appearance of the CA” and would therefore still be contrary to the policies listed in paragraph 13 of the Inspector’s Report for Appeal Decision APP/Y5420/D/21/3289845.

Also, we wonder why the extension window is modelled on the first floor windows of the host building, not the ground floor pattern.

We also feel the “site photographs” document provides a very tight, narrow view of the site, with a rather odd perspective.



We appreciate the increase in proposed area of SUDs, although the green roof itself is not “permeable”. There are numerous different sorts of “green roof” and the case officer should ensure that any green roof is of a standard which might indeed increase biodiversity.

The area in front of the new extension appears to remain all hard standing, albeit SUDs of some sort. More replacement greenery around the front of the extension would be welcome. Is the depth of the area in front sufficient for a large car or would there still be additional parking pressure in the street?

We do not agree that the applicant has achieved most or all of the suggested “public benefits” listed in the “Design Response” document and think that the proposed extension will be an incongruous and harmful addition to the conservation area.

The application should be refused.