

HCAAC's objection to HGY/2023/0861

Highgate Conservation Area Advisory Committee ("HCAAC") objects to the above application.

The application is for planning permission for the following works at 8 Southwood Lawn Road, N6 5SF:

"Erection of rear dormer including the insertion of 4x front rooflights, installation of new window under front pitched roof area, erection of a ground floor extension and upper floor extension."

The applicant's Design, Heritage and Access Statement makes no reference whatsoever to the proposed insertion of four front rooflights or the installation of a new window under the front pitched roof area. This omission is troubling given that these proposed works can be seen from the public realm and that they adversely affect the Conservation Area.

Proposing four rooflights on the front elevation is excessive and out of keeping with the rest of the road in general and with the two identical pairs of semi-detached houses at 6/8 and 10/12 Southwood Lawn Road in particular. Three of the proposed roof lights will be visible from the public realm when viewed from the west. As a result, that proposal detracts from the Conservation Area.

The proposed window under the front pitched roof area is far too large and out of keeping with the rest of the road in general and with the two identical pairs of houses referred to above in particular. Further, the proposed window is incongruous with the discreet small porthole window at 10 Southwood Lawn Road. As a result, that proposal also detracts from the Conservation Area.

As to the other proposed works, HCAAC suspects that neighbours and others on the road may well have their own concerns.

For the above reasons, the application should be refused.