

Highgate CAAC objection to [HGY/2023/0516](#) for 101A Hornsey Lane.

Proposal: "Seeking an improvement by introducing roof terrace/garden on top of the new dormers both sides and minor external and internal alterations"

Highgate Conservation Area Advisory Committee objects to this application for a number of reasons, including the negative impact on neighbours' amenity and harm to the Highgate Conservation Area, plus the confusing information provided.

Negative impact on neighbours' amenity

It seems very likely that a large roof terrace set higher than the existing roof ridge and very close to three neighbouring Velux windows will cause significant noise pollution and privacy concerns, and potentially light pollution as well. This is contrary to DM1 of Haringey's Development Management DPD (2017).

Design, layout & heritage

We agree with the first part of the pre-app comments reported in the application form:

"The proposed development would not be considered acceptable in terms of its design, size and scale. The proposed dormers would straddle the roof appearing as an overly bulky, box like addition, that would relate poorly to the building on which it is located, giving it a top heavy appearance that would be exacerbated by the proposed roof garden and its screening.

Due to their size and scale, the proposed extensions would not appear subordinate to the host building.

Given the form and scale of the proposed roof extension, it would appear as an incongruous and overly dominant feature in the streetscene, failing to respect the character or appearance of the host property or the Highgate Conservation Area in which it is located.

This is not an application for a roof terrace and dormers in the usual sense. It is an application to add an additional floor over a large part of the building footprint where currently there is a steeply pitched roof, with a roof terrace above that which would be higher than the ridge of the existing roof. Substantial screens would then be added, making the rear part of the building appear even higher still.

The applicant is also asking to make part of the ridge of the front part of the pitched roof higher than it is now, although with an odd profile.

We consider the proposed form of roof extension would have a damaging impact on the Highgate Conservation Area.

Confusing information

There are also a number of confusing statements in the application, including:

1. The D&A seems to be saying the flat is already a three bed flat and the new dormers and roof garden are required by a 3 person family who already live in this flat, and did so through lockdown.

“15. The applicants are a family of three, and wish to provide a limited amount of extend amenity space to add to their young children’s quality of life. The recent covid lock-down, requirement to isolate and work from home, and social distancing, restrictions , have all brought the applicants’s lack of private amenity space onto sharp focus, however the lack of private amenity space in any circumstance is undesirable and would not normally be permitted by current planning policy.”

However the property was for sale as a 2 bed flat on and off throughout lockdown. The annex below gives examples of estate agent’s details over recent years. The price was reduced on 11/02/21 and on 10/2/23, the latter date being only 11 days before this planning application was listed on Haringey’s planning portal, and after pre-app discussions took place according to the application form. While the 2021 details state the property was tenanted, the photos in the 2023 property brochure do not suggest the flat was being lived in. Indeed, the application form states the property is currently vacant and gives no date for how long it has been unoccupied.

2. The D&A also states that the building is 70 years old, despite appearing to be of a typical 1980s post-modernist design.

The planning history given in the D&A does not include [OLD/1985/0661](#), 22/4/85: “Erection of 3rd floor extension and alterations to the facades”. Unusually for older Haringey applications, the files for a number of these applications are still available online. The drawings for the 1985 application show that there was previously a much smaller structure to the side of 101 Hornsey Lane.

The new building may originally have been a workshop/office space judging by application HGY/2000/0277 - “Demolition of workshop /office studio structure (Conservation Area Consent)”.

The property was apparently only split into two dwellings later, sometime before 2005 according to the information included in application [HGY/2019/2793](#): “Certificate of lawfulness for existing subdivision of the property into 2 x self-contained flats”.

3. The D&A statement in one place correctly notes that the property is in a conservation area but later makes the somewhat odd observation that:

“27. It should be recognised that neither Hornsey Lane, nor the wider Harringay are within a conservation area and there is no proscription against altering the rear roof forms, within the limits set by the General Permitted Development Order (GPDO). Any additional control on an individual property would serve no purpose.”

4. The D&A lists a variety of roof terraces across Haringey and Islington as precedents. None of them involve changes of the sort proposed here and many will have been given permission before current regulations were in force. Different requirements may apply in Islington.

5. The red area shown in “Existing Site Plan Gr Flr Plan Rev A” includes a front garden and an area behind the building. The upper flat occupies only some levels within the area outlined in blue, a point underlined by the detail “*Sorry No Parking or use of front garden-drive*” in the 2023 estate agent’s details.

6. There are many trees in the front garden of 101A and on neighbouring properties. These will need to be protected during building work. Indeed, if given permission, the applicant is quite likely to apply to remove some of the trees in the front garden which will get in the way of building work. A tree report is required.

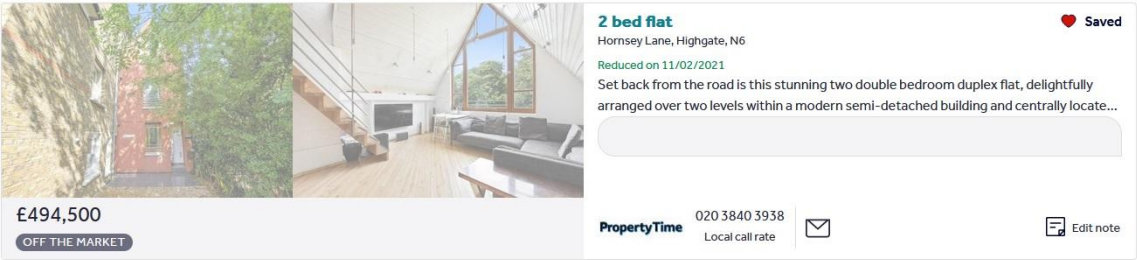
7. The answers with regard to Environmental Impacts and Vehicles are also disappointing. The upper flat will be allocated no parking or amenity space at ground level but it would be perfectly possible to include an electric charging point in the front garden, or solar panels on the roof, an ASHP and so-on.

8. The drawings are very confusing, many being labelled “Existing Proposed...” with most apparently being listed twice, two days apart. This makes working out what is proposed far more difficult than it needs to be.

In summary, Highgate CAAC believes these proposals would harm the Conservation Area and must be refused.

Annex - 2021 and 2023 estate agents details from Rightmove.

The two bed flat was reduced in price to £494,500 on 11/02/21:



2 bed flat
Hornsey Lane, Highgate, N6
Reduced on 11/02/2021
Set back from the road is this stunning two double bedroom duplex flat, delightfully arranged over two levels within a modern semi-detached building and centrally locate...

£494,500
OFF THE MARKET

PropertyTime 020 3840 3938
Local call rate

Save Edit note

Property description

Set back from the road is this stunning two double bedroom duplex flat, delightfully arranged over two levels within a modern semi-detached building and centrally located between the highly sought after areas of Highgate and Crouch End, offering easy access to the local amenities of both Crouch End Broadway and Highgate Village (Incl Shops, Cafés & Restaurants).

This bright & unique property benefits a bright & airy reception with real oak wood floors, some exposed brickwork, double height ceilings and gorgeous large window with beautiful green views, a mezzanine level above the reception creating an ideal space for a study or extra storage.

Comprising of a semi-open & fully equipped kitchen, two double bedrooms (one with en-suite wet room) plus a fully tiled bathroom with shower. Further benefiting neutral décor, double glazed windows & gas heating.

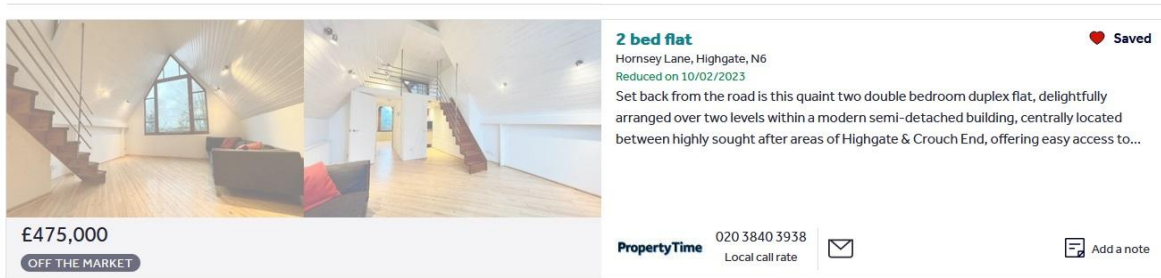
The nearest Tube is Archway Underground Station (Northern Line, Zone 2), Finsbury Park Station (Piccadilly & Victoria Lines, Zone 2) is also walking distance or via short bus journey.

Council Tax Band D. Chain Free / Sole Agent / New 125 Year Lease/ No fixed Annual Service charges / Ground Rent: £300.00 Per Annum. Viewings between 12.30pm-2pm on Thursdays & Saturdays. Currently tenanted and can be purchased with a long AST tenancy which runs till March 2022 achieving £1600 per month with a rental yield of 3.9% Approx

From: https://www.rightmove.co.uk/properties/73960878#/?channel=RES_BUY

2023

The 2 bed flat was reduced to £475k on 10/2/23:



2 bed flat ♥ Saved

Hornsey Lane, Highgate, N6
Reduced on 10/02/2023

Set back from the road is this quaint two double bedroom duplex flat, delightfully arranged over two levels within a modern semi-detached building, centrally located between highly sought after areas of Highgate & Crouch End, offering easy access to...

£475,000
OFF THE MARKET

PropertyTime 020 3840 3938
Local call rate 

 Add a note

Key features

- Unique Two Bed
- Excellent Location
- Close to Tube & Shops
- Wood Floors
- High Ceilings
- Light & Airy
- New 125 Years Lease
- Chain Free
- Duplex

Property description

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This bright, unique property benefits a bright & airy reception with real wood floors, some exposed brickwork, double height ceilings and gorgeous large striking windows with beautiful far fetching green views, a mezzanine level (restricted head height) above the reception creating an ideal space for extra storage.

Comprising of a semi-open plan, fully equipped kitchen, two double bedrooms (one with en-suite wet room) plus a fully tiled bathroom with shower. Further benefiting neutral décor, double glazed windows & gas heating.

The nearest Tube is Archway Underground Station (Northern Line, Zone 2), Finsbury Park Station (Piccadilly, Victoria & British Rail Lines, Zone 2) are also within easy access.

Council Tax Band D.

Sorry No Parking or use of front garden-drive / Chain Free / Sole Agent / New 125 Year Lease / No fixed Annual Service charges / No Ground Rent.

From: https://www.rightmove.co.uk/properties/129363512#/?channel=RES_BUY

The floorplan from the 2021 and 2023 adverts:

