

APPLICATION FOR PLANNING PERMISSION HGY/2023/0453

39 Hornsey Lane Gardens London N6 5NY

Demolition of existing conservatory and external steel staircase. Addition of new ground floor rear windows and first floor rear juliet balcony. Erection of a roof extension, projecting from the main roof and extending above the existing outrigger.

Highgate Conservation Area Conservation Area Advisory Committee objects strongly to this application

No. 39 is the penultimate house of a terrace, forming part of a matching group of three terraces: Nos. 1-9, 11-41 and 43-51, which are intersected by the junctions with Milton Avenue, Milton Road and Milton Park. These were the largest and grandest houses of the 1890s 'Miltons' area designed by the prominent Hornsey architect/builder John Cathles Hill. They are three storeys high above basement on plan they are two-rooms deep plus a projecting three-storey flat-roofed rear projection with canted bay windows. The roofs follow a distinctive and consistent design - ie. a mansard over the main body of house clad in clay tiles, and a flat roof above the rear bay. The majority of houses in the three terraces retain this original format, including Nos. 33-39.

The rear roof line of Nos. 11-41 is highly visible from Milton Park, resulting from the broad gap between the end house (No. 41 Hornsey Lane Gardens) and No. 1 Milton Park, enhanced by the latter road's steep decline. The proposed roof extension would rise vertically from the existing parapet of the rear projecting bay, continuing to the ridge of the front mansard roof, clad in stainless steel panels, with a large rectangular window.

No information – eg. a CGI - is provided to show the proposed roof extension within the context of the terrace or as seen from Milton Park.

We object to this application for the following principal reasons:

- The extension would not be subordinate to the existing elevation in terms of its design and scale. It would be wholly at odds with the existing roof line of the terrace, and would be a highly conspicuous – and incongruous - feature seen from Milton Park and neighbouring properties.
- The drawings suggest that the roof of the extension would be higher than the ridge of the main roof, and would be visible from street level
- The proposed stainless steel cladding is entirely inappropriate in this context
- The raised roof height may impact on daylighting on the neighbouring properties
- It would set an unfortunate precedent for similar applications in the Miltons area



Rear of No. 39 (centre)

Conclusion

The proposed roof extension would detract from the character and appearance of the Miltons sub-area of the Highgate Conservation Area. **Planning permission should therefore be refused.**