

HGY/2023/1210 : Flat 1, 1 Cromwell Avenue, Hornsey, London, N6 5HN

Proposal : Extension of roof of rear outrigger to create first floor extension

Highgate Conservation Area Advisory Committee objects to this application on the following grounds:

- the proposal involves removing a bedroom and its window at first floor level from within the main front part of the building and turning it into a landing off the main landing. The landing would thereby become larger than any existing room on the first floor.



- it is proposed to replace the removed bedroom in the proposed enlarged 'outrigger' with a new bedroom of 37.8sm (this is not a typo) within which there is an incredibly cramped shower, WC and shower.
- the size of this bedroom together with the lost space internally suggests the proposed Use is something other than family accommodation. It looks more like a shared bedroom for up to 6 people.
- there would be noise implications for neighbours if so many people were to use the proposed terrace, a Use which is not established.
- For reasons set out below HCAAC considers this application would cause harm to Highgate Conservation Area which is a heritage asset.
- the longer single shallow pitched roof as proposed is:
 - a) out of keeping with all the roofs within this part of the Highgate Conservation Area. It should be noted that the row of buildings on Archway Road on either side of Cromwell Avenue, of which the application forms a part, together with the residential properties in Cromwell Avenue, Winchester Place, Winchester Road and Cromwell Place were developed by the Imperial Property Company around 1885 and were designed all of a piece. The consistent roof pitch of all these properties is 30 deg and the finish is slate.
 - b) the proposed pitch is very much shallower than that norm, it does not marry up with the pitch to the outrigger on the other side of the party wall; and the architect suggests using natural slate which cannot be laid on a pitch of less than 30 deg.

We have asked for the following to be provided:

- Block plan and photographs showing neighbours' properties so that impact on their amenity can be assessed
- It is noted that the Inspector for the Appeal on the previous application which was lost by the Applicant was concerned about the impact on the Conservation Area and relationship of the proposal seen together with the property on Archway Road to the

north east. No contextual drawings or CGIs have been submitted to address that reason for refusal at Appeal.

The impact on neighbours can only be assessed once our request for the above information has been provided.

Our view is that the application must be refused on the grounds that the proposed form of roof would be unacceptable and would cause harm to Highgate Conservation Area without any public benefits. Further harm may become evident from the extra drawings and CGIs we have suggested must be submitted.

