

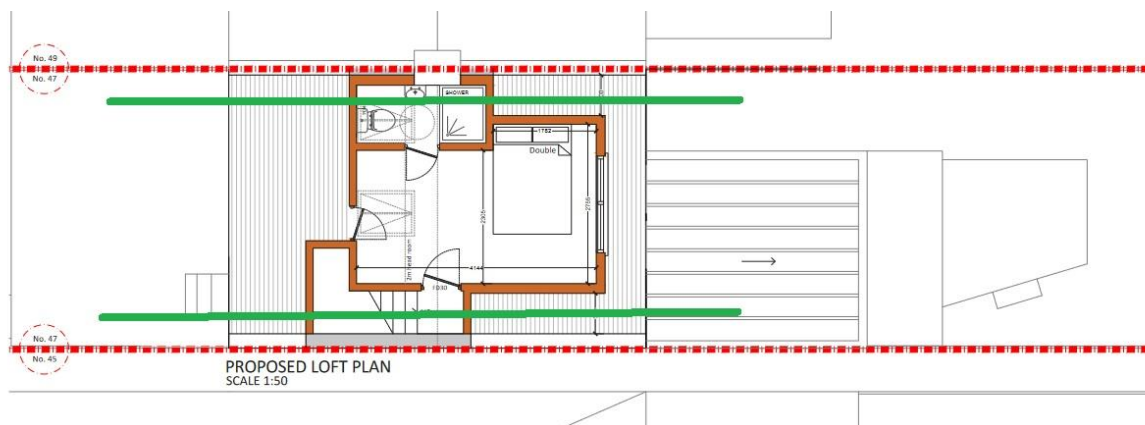
HGY/2023/1906 47 Gaskell Road, London, N6 4DU

Erection of rear dormer and insertion of 2 x conservation rooflights to front elevation to facilitate a loft conversion

Highgate Conservation Area Advisory Committee has a couple of concerns about this application:

Firstly, the roof lights on the front pitch should be the same size as all those in nearby properties.

Second, we are far from convinced that there will be sufficient head height in all loft areas given that these are very small houses and the applicant is not proposing to alter the pitch of the edges of the roof. This seems particularly likely where the shower is concerned. We would like to see sections through the roof along the green lines shown below, which establish whether there is sufficient head height in the bathroom and on the stairway without altering the pitch of the roof:



The case officer should check carefully whether all room sizes meet legal requirements, bearing in mind the head height available in these spaces.

Also, as was the case with HGY/2023/1905:

1. The Heritage Statement is incorrect. The estate is largely unaltered and recognised as forming a coherent whole, for instance in the Highgate Conservation

Area Character Appraisal. The houses facing the school in Storey Road and those in Yeatman Road which back on to them have porches because they were built that way, not because they were subsequently altered. The only two non-original porches were built without planning permission and should not constitute any sort of precedent.

(This will be dealt with in more detail in relation to application HGY/2023/1907, which we object to very strongly indeed.)

2. The design and access/heritage statement is also inaccurate in various other ways: this is an end of terrace not terraced house, the back extension will be visible from Highgate Allotments which is usually classed as part of the public realm, so it is not correct to say the new extension cannot be seen, and so-on.

3. Neighbours' concerns should be taken into account.