

Design, Access and Heritage Statement

Flat 3, 76 Milton Park, Hornsey, London, N6 5PZ

Installation of 2 Rooflights to Existing Flat Roof

Planning Application PP-14820147 | April 2026

1. Introduction

This statement supports a full planning application (PP-14820147) for the installation of two fixed flat rooflights to the existing flat roof at Flat 3, 76 Milton Park, London N6 5PZ. The site is within the Highgate Conservation Area. This document serves as both a Design and Access Statement and a Heritage Statement.

2. Site and Context

76 Milton Park is a four-storey residential building, converted into self-contained flats in the 1980s (ref: OLD/1984/0865). It is located on the north side of Milton Park within the Miltons sub-area of the Highgate Conservation Area, designated in 1967 and extended in 1990.

The flat roof sits at the rear of the building at third floor level, behind the higher pitched slate roof at the front. It is bounded by brick parapet walls on the east and west, with the pitched slate roof section screening to the south. The north edge has a gutter with no parapet, facing the Parkland Walk Local Nature Reserve, a designated Site of Importance for Nature Conservation (SINC).

3. The Proposal

The proposal is for two fixed flat rooflights, each 600mm × 2,200mm externally, mounted on 300mm insulated upstands. They will be frameless triple-glazed units with slim powder-coated aluminium frames in an anthracite/matt black finish. The proposal is shown on drawings MP01 (Proposed Third Floor Plan), MP02 (Proposed Rear Elevation) and MP03 (Proposed Side Elevation). No internal alterations are proposed and no additional floorspace is created.

4. Design

The rooflights have been selected to be as discreet and unobtrusive as possible. The slim dark frames and low profile upstands minimise visual impact. The anthracite/matt black finish means that if the rooflights are glimpsed at all, they will read against the backdrop of the existing dark pitched slate roof. The choice of materials, scale and positioning is sympathetic to the host building and the wider conservation area, in accordance with Policy DM1 of Haringey's Development Management DPD (2017).

5. Heritage Assessment

The Highgate Conservation Area derives its significance from its village character, elevated position, and the generally 18th and 19th century character of its buildings. The Miltons sub-area is characterised by rows of late Victorian terraced houses with pitched slate roofs, decorative brickwork, bay windows and dormers at the front, and more utilitarian rear elevations with flat-roofed rear additions typical of the period.

The flat roof at the rear is an existing feature of no architectural or historic interest. It is not visible from Milton Park or any other public vantage point at street level – the higher pitched roof screens it entirely from

the street (see Photo 01). Parapet walls on the east and west, together with the pitched slate section to the south, provide screening on three sides.

The rooflights face north towards the Parkland Walk. Any visibility from the Walk would be minimal due to the height of the building, the angle of view from below, and screening by mature trees along the boundary. Photos 02 and 03 show that the flat roof is largely obscured even in early April with minimal leaf cover – screening increases substantially in summer. Any residual glimpse would be against the dark pitched roof backdrop.

The proposal introduces no change to the building's appearance from any public vantage point. No historic fabric is removed or altered. The character and appearance of the conservation area is preserved. The proposal causes no harm – neither substantial nor less than substantial – to the significance of the heritage asset.

The proposal is consistent with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF (December 2024) paragraphs 208 and 212–215, London Plan (2021) Policy HC1, Haringey Local Plan Strategic Policy SP12, and Development Management DPD (2017) Policy DM9.

6. Biodiversity

The Parkland Walk SINC adjoins the site to the north. The proposal involves rooflights on an existing built roof surface at third floor level. No ground-level works are proposed and no vegetation, habitat or ecological features are affected. The application is exempt from Biodiversity Net Gain under the de minimis exemption (impact less than 25 sq.m. of habitat).

7. Access

The proposal does not affect access to or within the building.

8. Conclusion

The proposed rooflights are modest, discreet and appropriate in this location. They are not visible from any public vantage point at street level, and any visibility from the Parkland Walk would be minimal and set against an existing dark roof backdrop. The proposal preserves the character and appearance of the Highgate Conservation Area and has no impact on the adjacent Parkland Walk SINC.