

Highgate CAAC objection to [HGY/2026/0550](#) 12 Parklands, London N6 5FE

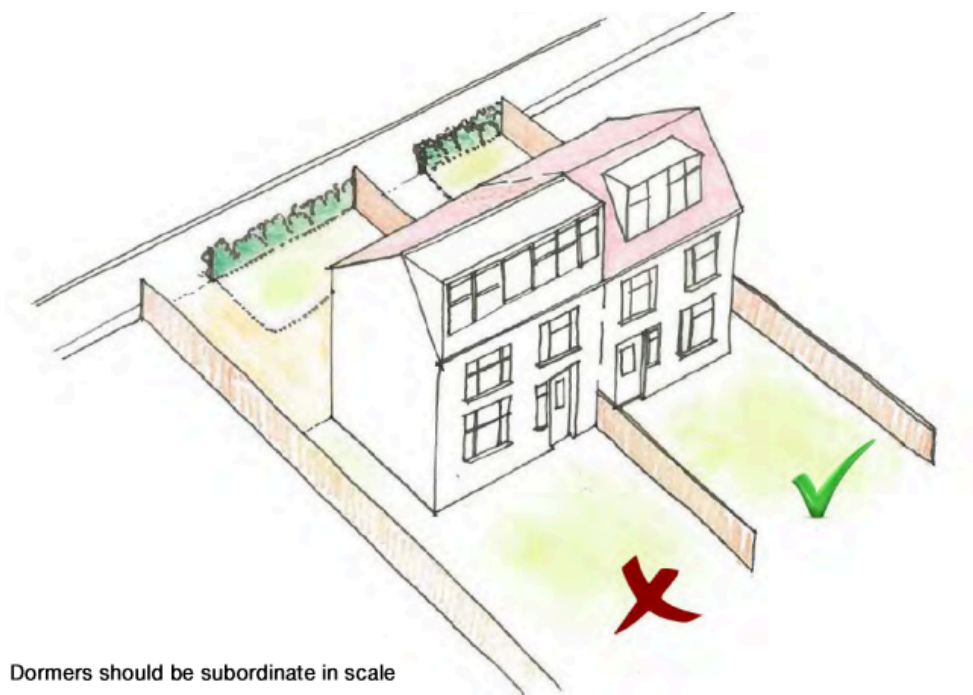
Loft conversion including extension to hipped roof and erection of rear dormer, installation of flat roof to existing rear dormer, and replacement of front and rear fenestration.

Highgate CAAC objects to these proposals for three main reasons:

1. Rear dormers

The proposed flat roof dormers are inconsistent with Highgate Conservation Area Character Appraisal and Management Plan (2013), Chapter 12: Management Plan and Design Guide, in particular 12.2.13 - "Roof Forms and Extensions", pp 167-168.

The larger dormer is not subordinate in scale, does not sit comfortably within the roof form, and is not set in from the ridge and sides by 1m - see illustration on page 167 of the HCA CAAMP:





Detail from the rear elevation drawing in document "PAR_Proposed set (6 pages).pdf"

Also contrary to para 12.2.13, the two proposed flat roofed dormers do not compliment the roof form of the original house. They will also destroy the consistency with its neighbours, and set a precedent for other incongruous changes.



Satellite view taken from Google Maps

For similar reasons, the proposed roof extension and flat roofed dormers are also inconsistent with Highgate Neighbourhood Plan (2017), Policies DH2 and DH5, and Haringey Development Management DPD (2017), Policies DM9 and DM12.

2. Windows

It is important that the new windows should be visually the same as those of neighbouring houses to maintain the character and homogeneity of the Parklands development. The proposals will succeed or fail on this detailing, but the drawings are not sufficiently detailed to determine whether this will be the case or not.

Far more detail about the replacement windows and drawings at a far larger scale should be provided, in line with requirements of Highgate Conservation Area Appraisal and Management Plan Chapters 11 and 12, in particular “Doors and Windows”, paras 12.3.15 - 12.3.17, Haringey Development Management DPD (2017) DM1, DM9 and DM12, and Highgate Neighbourhood Plan (2017) policy DH2.

We would suggest that *“Original windows and doors are integral to Highgate’s special character, and should be retained and repaired wherever possible. Replacements should match the originals in terms of materials, design and detail.”* on page 57 of the HNF Plan implies drawings of at least 1:5 scale are required.

3. Inappropriate precedents

The DAS references [HGY/2024/1180](#) for 15 Parklands as a precedent but fails to mention that both Haringey’s Conservation Officer and HCAAC objected to the original proposals and that the scheme was only approved after revisions. Also, No 15 is a much larger, one-off house, not part of an identical row of smaller houses like No 12. Although a rear dormer was eventually permitted it was very small compared to the scale of the house, so in keeping with Chapter 12 of the Highgate CAAMP and other relevant policies, unlike the one proposed here. The permission granted to the revised version of [HGY/2024/1180](#) is not relevant to this application.

The comparison made in the DAS with Nos 18, 19 and 20 is also not relevant: *“This wider style of dormer can already be seen at Parklands no’s. 18, 19 and 20 on the*

side Elevations". The dormers in question are nothing like as large relative to the scale of their roofs and are consistent original features of their design:



Satellite view taken from Google Maps

The variety of dormers on completely different houses elsewhere in Highgate, many of them built before current policies applied or before the conservation area existed are also of no relevance.

The replacement glazing/windows permitted by HGY/2024/1180 and HGY/2023/2974 are of no relevance to the addition of two flat roofed dormers. Nor do they negate the need for replacement windows to match surrounding properties.

Summary

The larger rear dormer is over-dominant and both flat roofed dormers are inconsistent with neighbouring houses, contrary to numerous policies.

Insufficient detail has been supplied about the proposed replacement windows.

The precedents cited are not relevant.

For all of the above reasons HCAAC believes this application should be refused.