



To Mark Chan,
Haringey Planning Services By email.

Date: 06/05/2026

Dear Mark Chan,

Re: **HGY/2026/0759**

Proposal: **Demolition of side garage and erection of a single storey side extension.**

The Highgate Society would like to object to the proposed demolition of the side garage and erection of a side extension. Although revised following previous refusals (please refer to HGY/2025/2177), the proposal still does not overcome key planning concerns.

- The extension remains a substantial architectural intervention, not a minor or subordinate addition.
- The proposal does not clearly remain subordinate to the main house, particularly in relation to the eaves line and roof hierarchy.
- The development fails to respect the established hierarchy of built forms, which is a key characteristic in Highgate Conservation Area properties, where principal houses are typically clearly dominant over secondary side structures.

As a result, the proposal undermines the traditional subservience of ancillary elements (such as garages and side additions) to the main dwelling.

This is further emphasised by the replacement of a simple garage door with two windows, introducing a more articulated façade and altering the simplicity and subordination of the existing side elevation, despite the limited scale of change.

The design risks eroding the established architectural relationship between the main house and its secondary elements, which is a key aspect of local character.

The design changes (crown roof, link section, reduced roof area) are mainly aesthetic refinements and do not fully address issues of bulk and massing, particularly in relation to skyline presence and eaves line subordination.

The proposal also results in an intensification of built form, replacing a simple garage opening with two windows that replicate the proportions of those on the main house, thereby increasing visual complexity and built presence, and contributing to a sense of overdevelopment.

Within the Highgate Conservation Area, the proposal fails to preserve the established architectural hierarchy of the dwelling and its ancillary elements.

The development therefore does not overcome the previous reasons for refusal relating to:

- design
- bulk and massing
- impact on the Conservation Area

We respectfully request that planning permission be refused.

Thank you for considering our comments.

Yours sincerely,

Marta Sanchez,

On behalf of

The Highgate Society Planning Committee

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