

**HGY/2026/0317:** 15 Milton Road

Highgate Conservation Area Advisory Committee objects to this application. We set out our comments below:

1. Section lines are not shown on the plans.
2. Rear and flank wall elevations have not been submitted. The plans show a window in the flank wall into what seems from the drawing a roof space so is there habitable space served by that window either as existing or as proposed?
3. A Section through Bedroom 2 at Loft level is required.
4. Although Bedroom 2 on the Loft floor level as proposed is said to be 8.15sm a furniture layout should be provided. The small square area next to the Common stair could house a 600mm deep wardrobe and the door swing of the wardrobe however there is no section through that bedroom nor a dotted line indicating the amount of space in that bedroom which is more than 1.5m high. If this Bedroom is not viable in usable or space terms a Velux window next to the existing dormer on the front elevation would not be required so this needs to be clarified.
5. Means of Escape from the bedrooms is in some cases through the KDL rooms which are fire risk areas. Escape from the rear garden might be possible but not enough information is provided for this to be established.
6. The entrance to the basement flat has only a small triangle of level area outside the front door which seems impractical. There is no draught lobby within the flat.
7. Flat C on the first floor appears to have insufficient space for kitchen units and appliances.
8. Overall, the proposed flats appear to be designed awkwardly. Furniture layouts would indicate if this is the case.
9. We assume bin and bicycle stores are not required in The Miltons.

We trust these comments are helpful.