

HGY/2026/2036: 18 Holmesdale Road: Proposed ground floor wraparound extension, loft conversion with installation of rooflights, and all associated works

Highgate Conservation Area Advisory Committee (HCAAC) objects to this application.

The application proposes the installation of 4 no. rooflights to the roof. The roof form is unusual. It is the right hand property of a pair of properties with a shared Party Wall and parapet. The slate roofs of each property rise from gutter level at the side of each property such that the two properties, taken together, have the appearance of a gable end.

The Applicant proposes to install 4 no. roof lights in their monopitch roof. This roof can be seen from street level, especially taking into account the gradient of Holmesdale Road.

HCAAC considers the three rearmost proposed rooflights would not cause harm to the Highgate Conservation Area because they would not be visible but that the proposed rooflight closest to Holmesdale Road would cause such harm. HCAAC notes that the loft space below that rooflight is designated as storage and it would be the usual arrangement in storage lofts to have an electric light and so we do not foresee any need for the frontmost rooflight in any event.

There would appear to be Building Control difficulties with aspects of the application which fall outside our remit.

In summary, Highgate Conservation Area Advisory Committee objects to this Application.