

HGY/2026/2093: 65 Claremont Road, N6 5BZ

Formation of dormer roof extension over the existing roof of the main house, addition of conservation style rooflight to front slope of the main roof, and PV panels on the outrigger roof.

Highgate Conservation Area Advisory Committee (HCAAC) objects to this application for the reasons set out below.

Although this property was in Crouch End Ward according to HGY/2019/0239, 67 *Claremont Road London N6 5BZ. Erection of a rear dormer window and 2 skylights to the front of the property*

The above application states that the application site lay in Crouch End Ward however this part of Claremont Road lies within Highgate Ward as of 2022 and also lies within the area covered by the Highgate Neighbourhood Plan and the Highgate Conservation Area Character Appraisal 2013. That Appraisal describes the short section between Northwood Road and Stanhope Road in Part 2 para. 7.4.3.

It would appear that the Case Officer who dealt with HGY/2019/0239 may not have referred to the map of The Miltons Area in Part 2 of the Highgate Conservation Area Character Appraisal because it has a purple star south of the application property. That star indicates a 'Key Vista' from the Parkland Walk where it crosses Northwood Road. That vista included the rear of nos. 65 and 67 Claremont Road. It would also appear the Case Officer did not appreciate that the rear garden of no. 67 was congruous with the Parkland Walk, already a well established and much used part of Highgate's 'Green infrastructure', at that point doubling as the Capital Ring. The proposed dormer would also be seen from Northwood Road on the south side of the bridge carrying the Parkland Walk.

As such, HCAAC considers the Decision on that application should under no circumstances be used now as a precedent to allow this application which lies in a very sensitive part of the Conservation Area and must be refused.

