



10A South Grove
Highgate
London N6 6BS

Adam Silverwood
Planning Services
Haringey Council
River Park House
225 High Road
London N22 8HQ

Date 05/10/26

Dear Mr. Silverwood,

Planning Application.

HGY/2026/2438

19 Bishops Road, Hornsey, London, N6 4HP

Proposal

“Demolition of the existing rear glazed sunroom and erection of a replacement single-storey lower-ground-floor rear infill extension; replacement and enlargement of the existing rear dormer; installation of three conservation-style rooflights to the front roof slope, a rooflight to the rear roof slope and four photovoltaic panels to the south-facing rear roof slope; together with associated external alterations.”

I am responding on behalf of Highgate Society to the above application, the Society would like to make the following comments and objections in respect of replacement and enlargement of the existing rear dormer and the installation of three conservation-style rooflights to the front roof slope:

Rear Dormer

It is proposed to replace the small existing dormer window with a large rear dormer and introduce “*additional built form into the rear roof slope*” as clearly indicated on the rear elevation drawing. However, the proposal is overbearing in scale to the original dwelling and does not compliment in design, or preserve the hierarchy, or the subordination to the host building as claimed by the applicant. it may also overlook areas not previously overlooked. Policy DM9 “*E. Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.*”

Rooflights to the front

The Society objects to the proposal to install 3 number rooflights, clearly visible from the public realm, to the front of the property. The numbers should be reduced to maximum of 2 rooflights. The street elevation drawing submitted by the applicant shows that all the other semi-detached houses in this group of houses have no more than 2 rooflights to the front roof slopes. The Highgate Conservation Area Appraisal describes *Bishops Road as residential street with mostly three-storey detached and semi-detached houses in a variety of styles and it identifies the preservation of original features as important to*

maintaining the quality and distinctive character of the conservation area, including alterations to front roof slopes can erode the integrity and visual cohesion of historic frontages. The proposal as it stands, fails to preserve or enhance the character and appearance of Highgate Conservation Area (Policy DH2).

The views of neighbours should be sought and upheld.

The Society requests not to approve the application as it stands, and therefore should be refused.

Yours sincerely
Maryam Armstrong-James RIBA

For and behalf of Highgate Society Planning Group

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