HIGHGATE SOCIETY
60 YEARS

10A South Grove
Highgate
London N6 6BS

Daniel Boama
Planning Services
Haringey Council
River Park House
225 High Road
London N22 8HQ

Date 19/11//26

Dear Daniel Boarna,

Planning Application.
HGY/2026/2831
22B Talbot Road, Hornsey, London, N6 4QR

Proposal
Retention of replacement white painted grey aluminium-framed windows to the front dormer and grey aluminium-framed windows to the rear dormer, enlarged rear dormer opening with grey aluminium bifold doors and clear glass balustrade, and proposed rerouting of the rear rainwater pipe (retrospective).

The Society objects to the enlarged rear dormer opening with grey aluminium bifold doors and clear glass balustrade, the lowering the cill, and the proposed design and materials.

We fully agree with the concerns the Conservation Officer has with the lowered cill and its relationship with the floor below, we are also concerned with the use of glass and grey aluminium balustrade and doors above wrought-iron balcony below. The Society objects to the loss of part of the roof eaves. The design and materials of the doors and balustrade are not complementary to the existing building. The proposal fails to achieve the requirements of Policy DM1 that developments should achieve a high standard of design, to create a harmonious whole and make a positive contribution to the place.

The applicant seeks to achieve permission against the advice clearly given by the officers at pre planning meeting, they were advised "*At the rear, officers maintained their objection to the grey aluminium bifold doors and clear glass balustrade. They advised removing the balustrade, reinstating the brickwork below the former window and replacing the doors with white timber-framed windows. They also recommended replacing the other rear dormer window with a white timber-framed unit and returning the rainwater goods to their original arrangement."* Highgate Society agrees with the officers' advice.

The Society therefore believes that this application as it stands does not make a positive contribution to the Conservation Area and should be refused.

Yours sincerely
Maryam Armstrong-James RIBA

For and behalf of Highgate Society Planning Group

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