Highgate Conservation Area Advisory Committee 15th April 2026

Highgate CAAC objection to HGY/2026/0972 22B Talbot Road, London, N6 4QR

Replacement of existing 1no. 3-casement white double glazed uPVC window with 1no. new 3-casement powder-coated double glazed aluminium window, colour Slate Grey RAL 7015 in similar casement arrangement on front elevation. Vertical enlargement of 1no. existing rear dormer window opening and replacement with 1no. 3-casement powder coated aluminium fully glazed Bifold doors with Juliet balcony, colour Slate Grey RAL 7015 with clear glass safety balustrade externally, inc internal alterations to second floor flat to provide second bedroom. (Retrospective)

1. Front dormer window

Highgate CAAC would like to object to the change to a dark grey window in the front dormer, which was carried out without planning permission.

Had the applicant applied, they might not have got planning permission as every other window to the front of nearby houses is white and the new dark grey window clashes very noticeably, to the detriment of the Highgate Conservation Area.

View looking up Talbot Road towards 22B. All front windows are white.



Photos taken by HCAAC member on 6th May 2026.

View uphill of 22B Talbot Road and neighbouring houses.



22B Talbot Road, showing clashing dark grey window.



View of 22B Talbot Road looking downhill towards neighbouring houses.



Highgate CAAC believes this dark grey window should not constitute a precedent for other coloured windows to the front of these houses. Ideally, the window should be replaced with a white one.

2. Rear Juliet Balcony

There has not just been a *"Vertical enlargement of 1no. existing rear dormer window opening"* as in the application description. A comparison of the completed works with *"Image submitted by Charlotte Stone et al to accompany their objection - Original gap between the 22A & B flat windows- 22 Talbot Road"* shows that the shape of the dormer's sides and its relationship with the dormer roof have been altered. The result is not comfortable or sympathetic to the existing building.

These changes are not in keeping with Highgate Conservation Area Character Appraisal (2013) Section 12.2.13, as they do not sit comfortably within the roof form and are not characteristic of this building type, and are also contrary to Highgate Neighbourhood Plan (2017) Policies DH2 and DH5 in terms of design and neighbours' amenity.

We share the neighbour's concerns about damage to the amenity of other units in the same building and neighboring homes and gardens caused by overlooking and noise. (Haringey Development Management DPD Policy DM1)

Summary

Highgate CAAC believes these changes should not have been undertaken without planning permission and would not have been approved had planning permission been sought..

Ideally the changes should not be permitted now. They should not form a precedent for any similar works in this road or nearby.

Damage to neighbours' amenity should be mitigated.