Highgate Conservation Area Advisory Committee 27th Nov 2026

Highgate CAAC objection to HGY/2026/2831 22B Talbot Road, London, N6 4QR

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).

Highgate CAAC objects to this application for the same reasons we objected to the applicant's previous attempt to gain retrospective permission for alterations undertaken without planning permission: **HGY/2026/0972** (our earlier objection is attached as an annex).

We do not see that anything we said back in April has changed. The introduction of grey windows to the front of the building forms an unfortunate precedent for other houses in what is currently a fairly uniform street, and the alterations to the rear of the property remain unsympathetic to the original building form and still pose problems for neighbours.

We agree with the case officer's reasons for refusing the earlier application.

Many of the precedents cited in one of the supporting documents predate the latest Haringey Local Plan and are therefore invalid.

Having held pre-app consultations with Haringey is not the same as officers having agreed.

We also support the objection of the Highgate Society.