

Highgate Conservation Area Advisory Committee objection to [HGY/2023/3109](#) for 28
Hornsey Lane Gardens N6 5PB

Erection of a two storey rear extension previously granted permission by appeal decision dated 24th March 2023 (PIN's Ref: APP/Y5420/D/22/3310714, LBH Ref: HGY/2022/2136) together with the proposed raising of the roof height of the extended house and erection of a new rear dormer extension (resubmission). Alteration inc. proposed increased raised ridge height by extra 400mm and removal of 1no. side rooflight. Provision of vehicular crossover with a dropped kerb and alteration to landscaping at the front garden.

Overview

- Highgate Conservation Area Advisory Committee objects very strongly to this application
- The “existing” drawings are not drawn correctly
- The “proposed” drawings do not illustrate the proposed changes adequately, giving little impression of the effect of the changes on the streetscene. A large street tree which conflicts with the proposals is not shown
- The Case Officer should consider that this property is noted as a positive contributor in the Highgate Conservation Area Character Appraisal and Management Plan
- The Highgate Conservation Area Character Appraisal and Management Plan also stresses the importance of the characteristic front garden walls and front gardens with established planting. Loss of these features would by definition cause harm to the Conservation Area, as would the loss of a street tree.
- The existing front door and fenestration should be retained
- The proposed higher ridge, crown roof and steeper roof pitches are unacceptable
- The proposed crossover would appear to be dangerously located
- The proposed loss of street parking should be substantiated by a parking survey
- The Case Officer’s Reports on earlier applications and the Appeal Inspector’s Decision do not provide evidence in support of this application
- This application must be refused

Detail

Highgate Conservation Area Advisory Committee objects very strongly indeed to this application.

The description of this application is highly misleading. The applicant already has permission for the changes permitted by the Inspector.

The proposed alterations to the front of this property and the dropped curb do not relate in any way to application [HGY/2022/2136](#) or Appeal Decision APP/Y5420/D/22/3310714.

The current application also includes a proposal to further increase the height of the roof above that granted under [HGY/2023/1566](#), a proposal which was itself unrelated to the Inspector's decision or comments on the earlier application [HGY/2022/2136](#).

Planning Background

It is perhaps worth noting that Highgate CAAC did not object to [HGY/2022/2136](#), merely noting that neighbours' amenity should be taken into account. We take a very different view of the latest proposals, which are quite different in nature.

Application [HGY/2022/2136](#) concerned proposals for a two storey extension at the rear of the house, not changes to the main roof or front. The Inspector's decision on Haringey's refusal (APP/Y5420/D/22/3310714 - [28 Hornsey Lane Gardens Appeal Decision 3310714](#)) concerned only the proposed rear extension of the house.

The relevant section of the Inspector's comments is included below as Annex 1. None of those comments consider alterations to the main part of the roof or to the front of the property. Indeed, paragraph 5 is very clear indeed that the front of the property contributes positively to the street scene:

5. The properties along Hornsey Lane Gardens exhibit a strong aspect of their original character which is that of a traditional appearance with well landscaped gardens which make a positive contribution to the CA. The site's significance is derived from its role and collective contribution to the street scene along with other similar properties.

Following the Inspector's decision about the rear extension, application [HGY/2023/1566](#) was submitted. This was partly [HGY/2022/2136](#) resubmitted

following the Inspector's decision, and partly an additional proposal to alter the existing main roof to a higher, different shaped roof: a crown roof. The additional proposal for this higher, different shaped main roof was permitted¹.

Now the applicant has submitted a further application to increase the height of the roof permitted under application [HGY/2023/1566](#) even further and to alter the front of the property.

Inaccurate Drawings

The "existing" drawings of the front of the house for application HGY/2023/3109 are inaccurate, as detailed below. It is unacceptable to grant planning permission on the basis of inaccurate drawings. We question the legal status of these drawings and those used to illustrate the previous applications at this address.

The drawings of the front of this house from all three recent applications are inaccurate to a greater or lesser degree.

Front of house - Application [HGY/2022/2136](#)



¹ The case officer's report on [HGY/2023/1566](#) is somewhat hard to fathom, as it appears to try to envisage the Inspector's views about building a flat roof over the entire house when that proposal was not submitted until 3 months after the Inspector's report.

In this drawing, the windows are correctly shown with their existing pattern (see Streetview image below), but for some reason the front door is incorrect. Perhaps this did not matter as no changes were proposed to any part of the property visible in this drawing, but nonetheless the drawing is slightly inaccurate.

This inaccuracy is compounded in the comparable “existing” drawing for application [HGY/2023/1566](#). Here, an equally wrong front door is included, and in addition the correct window details are no longer shown.

Drawing 23 / 28H / EX 201, date MAY 2023, revision -



There is an argument that this drawing should not have been validated, as it is clearly different from the “existing” drawing which was the subject of the Inspector’s decision.

Moving to the current application, exactly the same “existing” elevation drawing of the front of the property is used as in the earlier 2023 application:

Drawing 23 / 28H / EX 201, date MAY 2023, revision -



Obviously, for the same reasons as explained above, this is not an accurate drawing of the existing house and garden viewed from the front.

We object to the use of inaccurate drawings in applications, and question their legal status.

Negative impact on Highgate Conservation Area

Application HGY/2023/3109 has major negative implications for the Highgate Conservation Area.

Viewed from the front, 28 Hornsey Lane Gardens is currently a largely original early 20th Century house, typical of this part of Highgate Conservation Area.

It features an interesting original front door which is not accurately shown in the drawings for this application. The applicant has also omitted the detail of the original windows. The existing front door and fenestration should be retained.



Image taken from Google Streetview - June 2022.

As noted by the Inspector, the front garden contributes to the typically leafy character of Highgate Conservation Area. There is also a large street tree in front of the house which is not shown on any of the drawings for this application.

28 Hornsey Lane Gardens faces almost directly onto Milton Avenue, one of the core streets in The Miltons area of the Highgate Conservation Area.



As the Highgate Conservation Area Character Appraisal and Management Plan notes about The Miltons:

7.2.2 The topography of the streets allow gently curved and stepped terraces in mainly late Victorian and early Edwardian style. As a result of the homogenous development, the area has a very cohesive character. The terraces have slated roofs, dormer windows, predominantly in red facing brickwork or stock facing brickwork, gable bargeboards, decorative porches, and contrasting painted white stone lintels, mullions and cills. It is important to retain all these original features, which make a key contribution to the distinctive character of the conservation area.

And about Hornsey Lane Gardens:

7.4.12 The south side has raised two storey gabled houses, some with mock timber trim, part red brick, part stucco or pebbledash, with rounded bays and decorative porches, characteristic of the early 20th Century. Landscaped front gardens with dwarf boundary walls also add to the quality of the streetscape.

No 28 is one of the houses judged to be positive contributors to The Miltons area:

7.8 Positive Contributors

7.8.1 Most of the existing buildings contribute to the homogenous character of the sub-area. Along the terraces, many original features such as cast iron railings, dwarf boundary wall detailing, well landscaped gardens add to the streetscape of the area. Architectural details such as bricks details, original sash windows, barge gable details add further interest to the façades. In particular, the following are considered to have a positive contribution to the area:

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.....
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.....
- Hornsey Lane Gardens: (south) nos. 2-24, 28-38; (north) nos. 1-11, 29-39, 45-51 roof level corner features at Milton Avenue and Milton Road

Further, the ground floor alterations at the neighbouring house, No 26, are listed as a negative contributor to the Highgate Conservation Area.

7.10 Summary

7.10.1 Whilst there is evidence of poor maintenance of building and loss of architectural details, the area has largely maintained a homogenous appearance that is unique within the conservation area. Landscaped front gardens, gap views to the rear gardens, boundary treatments, all contribute positively to the character of the area.

In our view, the removal of the front wall² and well landscaped garden would have a very negative impact on Highgate Conservation Area and set a very unfortunate precedent for further damage of this sort.

Similarly, the further increase in the height of the roof, above the increase permitted under application [HGY/2023/1566](#), will damage what is now a coherent early 20th Century house which makes a positive contribution to the HCA, changing it to a negative contributor, like No 26 next door.

In combination, the tall narrow blank wall behind the parking area and the steeper, more pointed roof would make the house appear far more elongated than at present. In our view these changes would completely unbalance the characteristic appearance of the house and render it quite out of keeping with the many other houses of this type in The Miltons area.

Replacing this front garden with a parking area, bin store etc and further increasing the height of the roof would significantly damage the Highgate Conservation Area.

Dropped curb

The proposal for a dropped curb seems likely to be dangerous and result in a loss of on street parking.

As Haringey's Transport Planners noted recently with respect to application HGY/2023/2976:

- Policy DM33 would only support provision of a vehicular crossover where the proposals would not result in a reduction of on-street parking capacity within a Controlled Parking Zone.
- The proposals would result in unacceptable loss of on-street CPZ parking bay(s) to accommodate the vehicular crossover and provision for unobstructed vehicular visibility sightlines adjacent to a junction / on-street parking.

² Including surviving remnants of the original clinker walls, so characteristic of the Highgate and Crouch End Conservation Areas - see Hornsey Historical Society Newsletter December 2023, No 177 for more information.

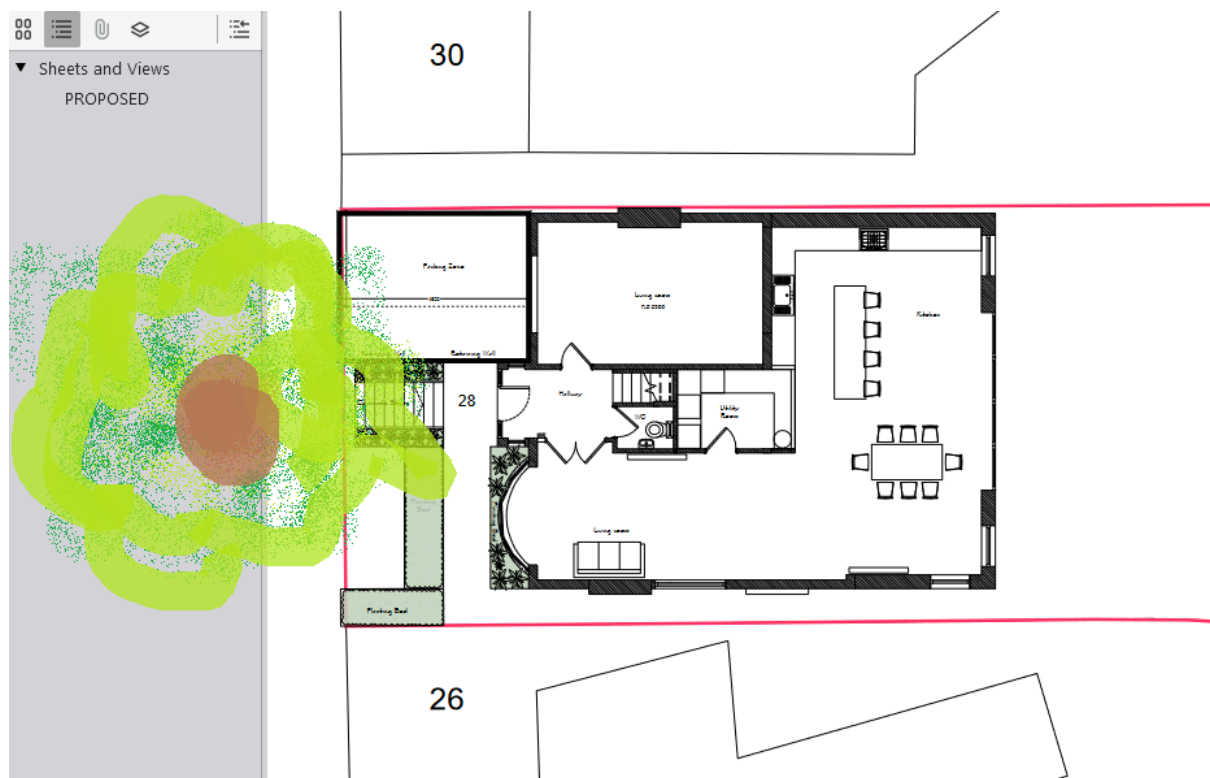
Most of the original clinker wall was replaced with a modern brick wall some time between October 2009 and May 2012. We cannot find any planning application relating to this, so perhaps this alteration was made without planning permission.

Indeed, the position of this proposed crossover seems considerably more dangerous: on a corner, obscured by a large street tree and almost opposite the junction of Milton Avenue and Hornsey Lane Gardens.

We assume Haringey's Transport Planners will have been consulted about this application, as the proposals seem quite problematic.

The substantial street tree is not shown on any of the drawings so it is not possible to assess exactly how much the applicant's sightlines or room for manoeuvre would be reduced by it. Roughly sketching in the street tree on drawing P300 - Proposed Ground Floor Plan.pdf (see below) suggests that repeatedly driving in and out of the proposed parking area is very likely to damage the tree, either by compacting its roots or by collisions. Damaging a mature tree in this way would be unacceptable.

The arrangement seems potentially dangerous for pedestrians as well.



The relocation of the steps up to the front door to directly behind the large street tree also seems highly inconvenient for deliveries etc and potentially contrary to policies on lifetime housing, as manoeuvrability for wheelchairs and similar will be very restricted, and this arrangement would also be less than ideal for passers by.



We would object very strongly indeed to any request to the council by the applicant to remove the street tree in front of the house because it will impede the new parking area, crossover and front steps. The tree adds greatly to the typically verdant character of this area and should not be removed.

The proposal to replace the front wall and garden with a parking space is also clearly contrary to Highgate Neighbourhood Plan policy TR5: Dropped Kerbs and Crossovers, Policy DH2 on development proposals and DH6: Front Boundaries.

Summary

The loss of front wall and garden and increased roof height and taller, windowless frontage behind the parking space will damage what is currently a coherent and largely unaltered early 20th Century house which makes a positive contribution to Highgate Conservation area, and would damage the Highgate Conservation Area.

We believe very strongly that these proposals should be refused.

Annex 1 - The Inspector's Report

The Inspector's Report: [28 Hornsey Lane Gardens Appeal Decision 3310714](#)

Haringey refused application [HGY/2022/2136](#), the applicant appealed and the Inspector upheld the appeal, subject to the following conditions:

- 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 3) The development hereby permitted shall be carried out in accordance with the approved plans: Location Plan; Block Plan; 28HLG-2; 28HLG-4; 28HLG-7; 28HLG-9.

The Inspector observed:

4. The site lies in the CA and as such, special attention has to be paid to the desirability of preserving or enhancing the character or appearance of the CA. I have had regard to paragraph 199 of the National Planning Policy Framework (the Framework) in terms of giving great weight to the CA's conservation.
5. The properties along Hornsey Lane Gardens exhibit a strong aspect of their original character which is that of a traditional appearance with well landscaped gardens which make a positive contribution to the CA. The site's significance is derived from its role and collective contribution to the street scene along with other similar properties.
6. The host property is smaller than its neighbours in terms of height and depth and as a result, the rear elevation does not align with neighbouring properties at No. 26 and 30 particularly when taking into account their respective extensions/alterations which project further out to the rear.
7. The proposed rear extension would span across the width of the rear elevation and whilst it would project 5.7 metres at its deepest point, it would not extend significantly further than the previously extended portion and thus, when viewed in context would not form a significant addition. It would also not extend further than the neighbouring rear extension/alterations and would merely reflect the size and massing of its neighbours. Additionally, the height would sit at a lower level in relation to the host property with an overall design similar and complimentary to that of the main property.
8. The features proposed would enable the main dwelling and extension to read as a cohesive whole and would not be harmful to the overall proportions and appearance of the property. I acknowledge concerns regarding the flat roof form. However, there is already a flat roofed addition to the rear and this feature, together with the diverse appearance of roof forms nearby, means that the proposed extension would not look out of place within its context.

9. Moreover, the extension would be well shielded from views given the location to the rear of the property and vast amount of trees/hedging which surround the site and any visual impact arising from the proposed development would be limited.
10. Due to the overall design and position on the rear elevation, the proposed extension would not appear as a dominant addition nor be highly visible in the locality. Accordingly, I find the proposal would preserve the character and appearance of the CA. As such, it would not be in conflict with Policies SP11 and SP12 of the Haringey Local Plan (HLP), Policies DM1, DM9 & DM12 of the Development Management Development Plan Document (DPD) and Policy HC1 of the London Plan (LP) which together, amongst other matters, requires all new development and changes of use to achieve a high standard of design and contribute to the distinctive character and amenity of the local area whilst ensuring the conservation of the historic significance of Haringey's heritage assets, their setting and the wider historic environment. The proposed development would also accord with paragraphs 197 and 199 of the Framework which relates to conserving and enhancing the historic environment.

All of the above comments apply only to a proposed two storey extension at the rear of the house.

The Inspector did not make any comments about the desirability or otherwise of altering the main roof, as the proposal for a higher, partly flat "crown" roof was first seen in application [HGY/2023/1566](#), submitted to Haringey Planning Dept almost three months after the Inspector's decision.