

Planning application at 14 Vallance Road N22 – HGY/023/3287

Comments from the Muswell Hill Conservation Area Advisory Committee

The Muswell Hill CAAC has reviewed this application and objects to it. Please consider the following comments:

1. The houses in Vallance Road form a significant part of the conservation area and make a positive contribution to it. This proposal would neither enhance or protect it and would detract from it.
2. The proposed roof conversion would destroy the pitched nature of the original roof-line of the terrace and introduce an incongruous squared off block. The entire roof aesthetic of the road would be compromised.
3. We also have doubts about the proposed materials to be used for much of the scheme, which are not consistent with the needs for sensitive conservation.
4. We note the proposed large roof extension at the rear of the building would be visible from Alexandra Park (Listed Grade II) and would detract the view from the park. It is regrettable that other nearby roof conversions have already been implemented with insufficient regard to conservation and thereby creating unfortunate precedents.
5. An additional objectionable aspect of the rear roof extension is the lack of attempt to match the design of the attractive original window mullions and grilles, and retention of the current substandard plastic windows.

The above comments should count against this application.

17 January 2024