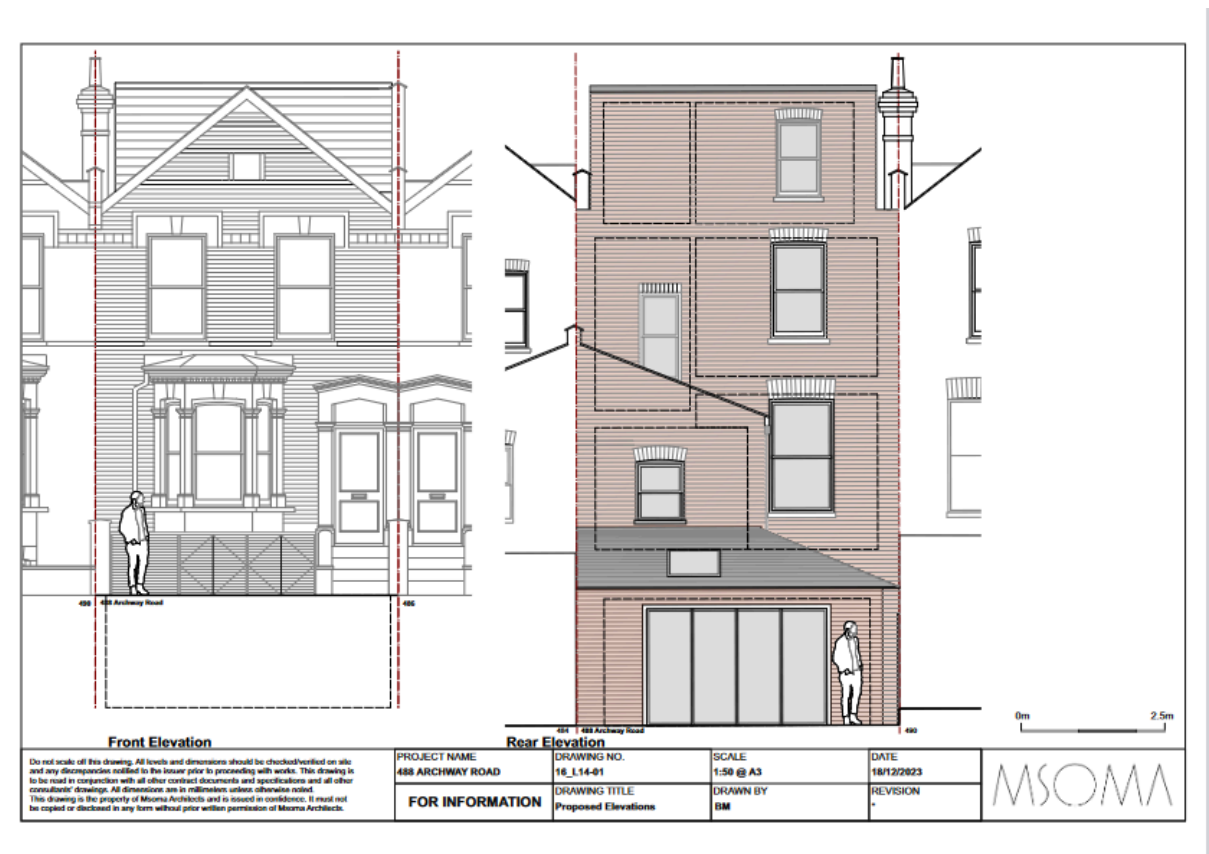
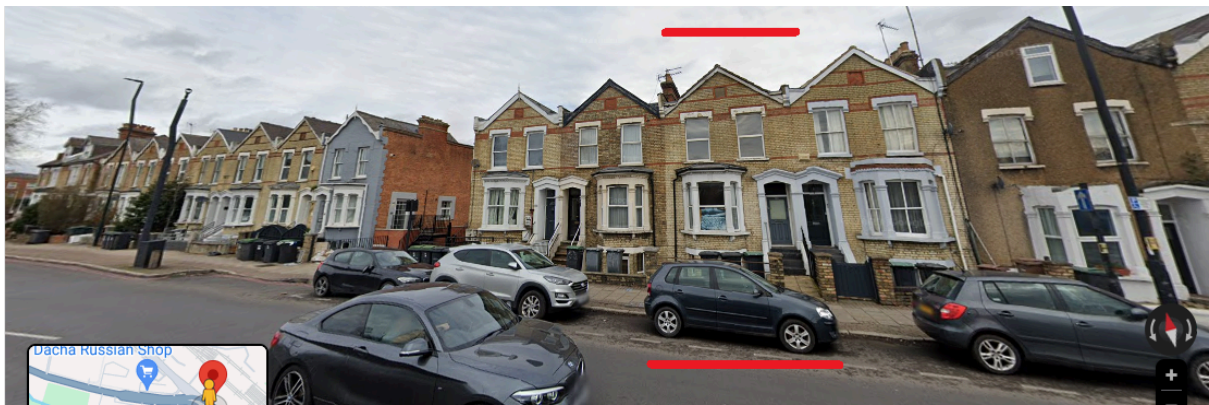


Highgate Conservation Area Advisory Committee objection to HGY/2023/3350 for 488 Archway Road, N6 4NA.

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

The proposed dormer is far too large, contrary to policy, and will be clearly visible from the public realm. It will destroy the consistency of a row of houses typical of the development pattern in Archway Road, thereby damaging the Highgate Conservation Area.



The proposed dormers extend from one side of the roof to the other at both front and back, and are not in any way subordinate to the host building.

This highly visible, over-dominant roof addition will interrupt a coherent Victorian streetscape, as described in Section 6.2 of the Highgate Conservation Area Character Appraisal and Management Plan (2013), being exactly the sort of “poor alteration” described in paragraph 6.9.1, “Negative Contributors”.

The proposals are also contrary to Haringey Development Management DPD Policy DM9, especially point E, and contrary to Haringey Local Plan Strategic Policy SP12.

Similarly, such an addition would be against Core Objective 5: Development and Heritage, of the Highgate Neighbourhood Plan, especially Policies DH2 and DH5.

This section of the HNP seeks to preserve and enhance Highgate’s unique character and to avoid: *“II. incremental alterations and extensions that detract from the character of individual buildings, and cumulatively from the streetscape;”*

*Policy DH2: Development Proposals in Highgate’s Conservation Areas*

*Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate’s conservation areas, and respect the setting of its listed buildings and other heritage assets. [...]*

*Policy DH5: Roofs and Roofscape*

*Roof extensions, dormers and rooflights should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear except where they are part of the established local character and a new extension or dormer would not have an adverse impact on the amenity of the area or the significance of heritage assets; re-roofing materials should avoid use of inappropriate substitute materials that can erode the character and appearance of buildings and areas. Chimneystacks should be retained where they positively contribute to the character of the conservation area. [...]*

Policy DM9 also requires a Heritage Statement to be supplied with the application, but none is evident amongst the documents for this application on Haringey's website. Neither has any Design and Access Statement been posted there.

Had a DAS or Heritage Statement been prepared, the applicant might have argued that the dormers at the very end of this stretch of houses, Nos 472-476, constitute a precedent, however these were added under applications such as HGY/1995/0420 HGY/1997/0416, HGY/1997/1005, HGY/1997/1863, HGY/1997/1917 and HGY/1998/0693, significantly pre-dating the Haringey DM DPD (2017), HNP (2016) and Local Plan (2013) mentioned above.

The proposals would cause harm to Highgate Conservation Area, a heritage asset, and therefore must be refused.

[Also, the application is listed on Haringey's website as "Under Consultation" until 02/2/2024, but no comment box is available.]