

HGY/2023/3393 First Floor Flat, 59 Hornsey Lane Gardens, London, N6 5PA
Addition of rooflight to front roof

Highgate CAAC has some observations about this application.

Heritage

In the Design and Access Statement for “59 Hornsey Park Gardens N6 5PA” the architect points to two small additional dormers on the neighbouring pair of semi-detached houses:

“3.02 The adjacent pair of semi detached houses on Hornsey Lane Gardens, numbers 61 and 63, are almost identical to Nos. 57/59. Alterations have been carried out to both these houses around 2002, both incorporating a small dormer in a similar position to that proposed by the roof light. These dormers sit alongside their neighbouring larger dormer windows and fit nicely into the roof scape.”

This description, as far as we can tell, is incorrect. Each of the three pairs of semi detached houses along this side has slightly different original features. Further, Nos 61 and 63 appear to have had largely or wholly separate histories since they were built.

No 61 was converted into 7 flats in 1959 ([OLD/1959/0329](#)) and then back into a family home in 2002 ([HGY/2002/0796](#)). The latter application only includes plan drawings and no mention of the roof. There were then refusals for applications to change the roof: [HGY/2002/1419](#) and [HGY/2003/0116](#), and a withdrawn application [HGY/2003/0566](#) for a back extension.

Haringey’s website only shows withdrawn application [HGY/2002/0509](#) for No 63 Hornsey Lane Gardens, which concerned a detached double garage.

There appear to be no applications for 61 and 63 together.

It seems more likely that the two additional small dormers on Nos 61 and 63 are original features.

Indeed, in the most recent Streetview image (June 2022), No 63’s dormer window matched the apparently original windows elsewhere on the front of the house, and has only been altered to a less sympathetic pattern since then.

Either way, their construction predates the current NPPF, London Plan, Haringey Local Plan and Development Management DPD, HNF Plan and Highgate Conservation Area Character Appraisal and Management Plan, so they do not provide any sort of a precedent for changes to No 59.

Rooflight proposal

The applicants might want to consider less obtrusive solutions such as a vented sun tunnel or similar.