

Highgate Conservation Area Advisory Committee

Highgate CAAC objection to application [HGY/2024/0500](#) for 43 Langdon Park Road, N6 5PT Addition of a rear dormer window and rooflights

Highgate CAAC objects to this application. The proposed dormer will be clearly visible from Wembury Road and will harm Highgate Conservation Area.

The DAS states:

“The surrounding area is residential in character, and of the other properties built to this design along Langdon Park Road, many have had rear dormer windows and rooflights added to allow for use of the attic space.”

This statement is not correct. This row of houses was originally designed with a small dormer window at the rear of each house, allowing light into the attic. This clear pattern of attractive rear dormers makes a positive contribution to the HCA. This proposal would affect that pattern adversely and cause harm to the HCA.

Neither is it true to say that *“Visibility of rooflights from the street at eye-level will be minimal”*, as the proposed alterations will be clearly visible from Wembury Road:



Very similar arguments would apply to paras 4-7 of the Planning Inspector's comments dismissing appeal APP/Y5420/W/20/3260635, against the refusal of application HGY/2020/1407, for Flat C, 20 Northwood Road, London N6 5TN. Namely that, despite being at the rear of the property, the proposed alteration would be visible from the public realm and would therefore damage the conservation area.

The proposed additional dormer would not *"respect the existing roof form, scale, design and materials,"* and is not *"sympathetic to the character and appearance of the existing property as a heritage asset, its neighbours, and the Conservation Area"* as claimed in the DAS.

Adding an additional large dormer will result in a cluttered arrangement, and zinc cladding, aluminium window frames, and the sharply angular form are clearly not in *"keeping and visually similar with the existing building and adjacent properties, drawing reference from surrounding buildings and relevant reference projects"*.





It is not clear that the above drawing and illustration taken from the DAS are consistent. They appear to be of different proportions.

The proposed dormer is also too large, being as high as the ridge, and not subordinate to the roof, contrary to Policy DH5 of Highgate Neighbourhood Plan (2016) and paragraph 12.3.13 of HCA Character Appraisal (2013) “Roof Form and Extensions” (p 167), which says dormers should be set in from each edge by at least 1 metre. See also the illustration on p165.

Neither can the harm to the HCA be balanced against any benefit from additional homes. Indeed, No 43 was recently given permission to revert from two residences to one under [HGY/2023/1189](#), resulting in the loss of one home.

It is also worth noting that the back extension to No 43 shown in the “existing” drawings for this application, granted under [HGY/2023/2961](#), has not been built.

(In addition, the applicant has now submitted further applications: HGY/2024/0861 and HGY/2024/0859, asking for tree removals and reductions, saying of both:

“Works are soon to proceed related to the following case references;

HGY/2023/1189, HGY/2023/2961. The proposals will develop a new extension to the original building after removing the current one. A small section of the garden will be landscaped by adding a new retaining wall and steps into the garden.” The former application involved removing an internal wall, and the latter does not mention the

need to remove trees to build the new back extension. All of these applications should have been combined as one rather than being submitted separately, so planning officers could have assessed the proposals taken together.)

For all of the above reasons, Highgate CAAC believes these proposals will damage the Highgate Conservation Area and should be refused.