

Highgate Conservation Area Advisory Committee 18th April 2024

Highgate CAAC objection to application HGY/2024/0458 for 35 Gaskell Road, N6.

Non-Material Amendment to planning permission HGY/2021/0528 to alter glazing to dormer roof, including 3 front velux windows and a flat skylight.

Highgate Conservation Area Advisory Committee objects to this application for the following reasons.

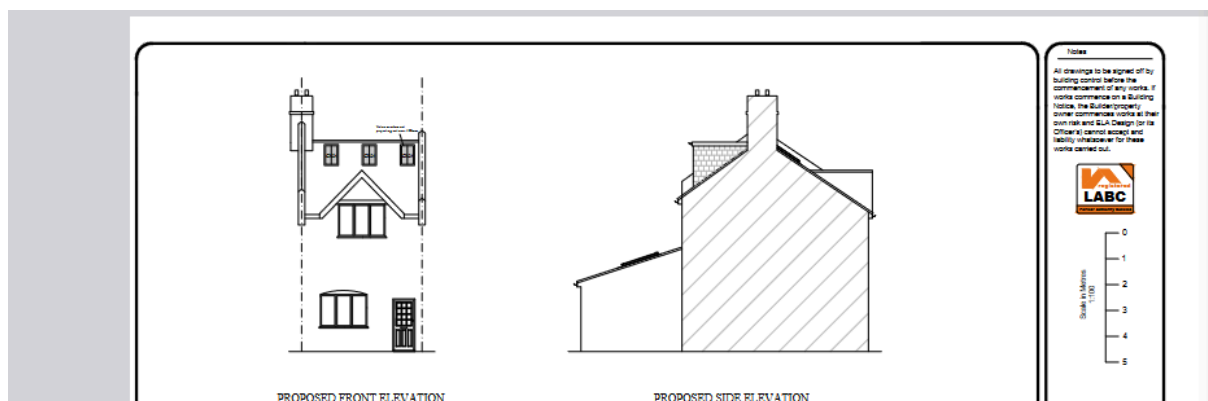
1. It is hard to understand the comment: *“Staircase needed to be moved from original design as didn’t work. Therefore had an impact on the layout”*.

The original permission was dated 23/03/21. This application is dated 22/02/24 but wasn’t registered till 26/03/24. The applicant does not explain what was wrong with the previous permission or what changes have had to be made as a result. The changes appear to be significant.

We do not believe that this application is a Non-Material Amendment.

2. The drawings for this application are unsatisfactory.

The applicant appears to be proposing three very odd looking rooflights on the front of the property, with four panes, quite unlike the one or two pane Velux windows on the front roof slopes of other houses in Gaskell, Storey, Yeatman and other roads of this estate.



The drawings also suggest that the three rooflights will be very close to the ridgeline, which is also unacceptable.

We object to both of these aspects of the proposed fenestration.

3. Whatever the status of these proposals, the work has clearly already started.

These photos were taken yesterday, 17th April 2024:



For all of the above reasons Highgate CAAC believes these works should be halted and the current application refused.