

Highgate Conservation Area Advisory Committee 17/5/24

[HGY/2024/1061](#) for 62 North Road, N6 4AA

Proposed raising of the roof to facilitate conversion of attic with rear dormer and front rooflights, replacement of french doors on the first floor with windows.

Highgate CAAC objects to application [HGY/2024/1061](#) very strongly indeed, for the reasons given below.

1. Heritage - Damage to Highgate Conservation Area

No Heritage Statement or DAS for this application is shown on the relevant Haringey webpage.

No. 62 North Road forms part of a two part, two-storey Edwardian terrace: Nos. 60-72 and 74-78 (even), built in red brick. The group as a whole is pleasingly composed and remarkably unaltered, retaining virtually all its original joinery comprising multi-pane sashes and doors, and timber canopies to the recessed porches carried on scrolled brackets. The roofline facing North Road too is unaltered, consisting of a shallow-pitched slate roof with terracotta cresting tiles.

Nos 60 to 82 are included in Haringey's Register of Local Listed Buildings of Merit: page 10, listed on 25 September 1986.

The Highgate Conservation Area Character Appraisal and Management Plan (2013) has this to say about the row of houses:

4.4.44 Beyond the small Victorian terrace fronting Castle Yard begins a uniform terrace of well preserved late Victorian red brick two storey houses (nos. 60 to

82, locally listed) with projecting square bay windows at ground floor and overhanging roof eaves. The fine tile-work in the porches of most of these houses still survives. The siting and alignment of this terrace follows curved road layout of North Road towards the north-west. The wide pavement and mature trees continue along the road and add to the setting of the terrace, set behind low front garden walls that enhance the overall sense of architectural uniformity.



Nos 60-82, North Road

The description of these houses as “late Victorian” appears to be an error. Indeed, these houses are particularly significant as many Edwardian houses in Highgate - eg the Gaskell Estate - are typically much smaller worker’s cottages, so this terrace of more ornate, larger homes is worthy of note, and makes a more individual contribution to the Highgate Conservation Area.

The HCA Character Appraisal also includes Nos 60-82 in the Key Views and Vistas (para 4.5.3, plus photo).

Being statutorily listed on Haringey’s Local List, Nos 60-82 are also classed as positive contributors to the Highgate Conservation Area in the Character Appraisal.

2. Inaccurate drawings - front roof lights unacceptable

The front elevation drawings for this application show a front dormer on the neighbouring house which does not exist, and there do not appear to be any applications which would permit one.



Photo taken on 7/5/24. Clearly, there is no front dormer on No 64:

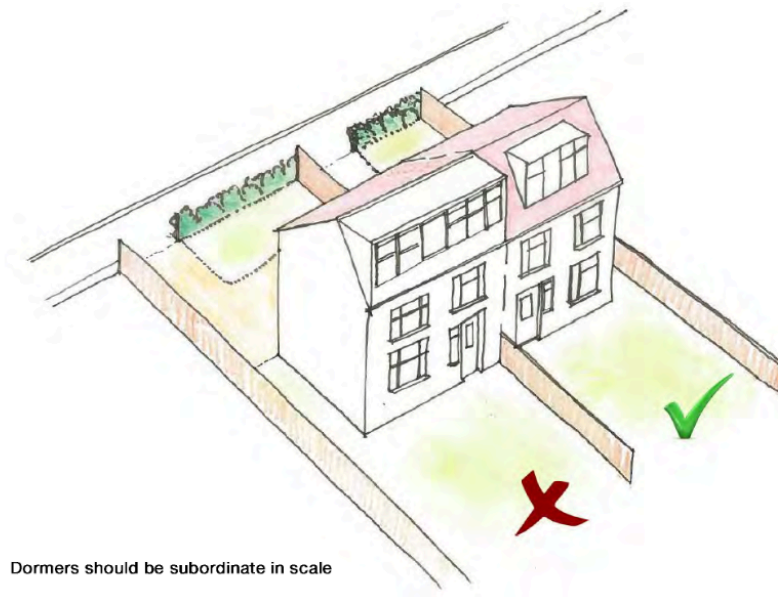


There are no front dormers or rooflights on any of No 60-82, and all applications for such features over the years have been turned down. They would also be contrary to HNP policy DH2 and DM9 of Haringey's Development Management DPD (2017).

We consider that the terrace makes an important contribution to the character and appearance of the Highgate Conservation Area. Any alterations to the roofs facing North Road would both harm the integrity of the group as a whole and set an unfortunate precedent. We very strongly object to this aspect of the application.

3. Rear dormer far too large, contrary to policy - cresting tiles

The proposed rear dormer is clearly far too large according to the policy laid out on p167 of the HCA Character Appraisal and Management Plan (2013) - "Roof Forms and Extensions", which advises that dormers should be set in from the eaves, ridge and sides of the roof by at least 1m. It is not subordinate to the existing roof.



Dormers should be subordinate in scale

Roof form and extensions

- 12.3.13 Roof extensions to the front of properties are considered to be generally unsuitable in the conservation area because they have a detrimental effect on the character of the area. Where side and rear roof extensions and loft conversions are acceptable, the roof extension should observe the following:
- Extensions should compliment the roof form of the original house and

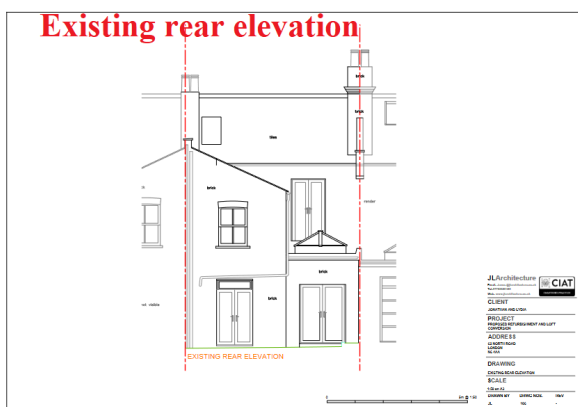
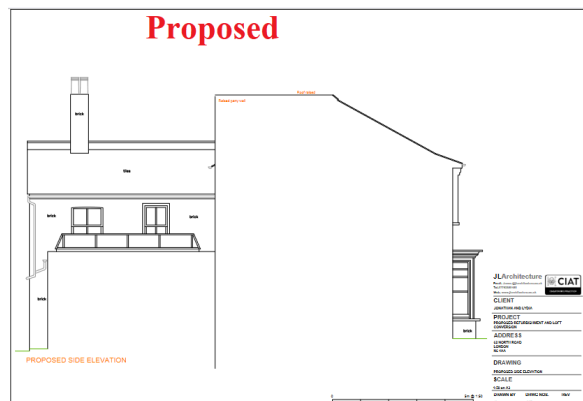
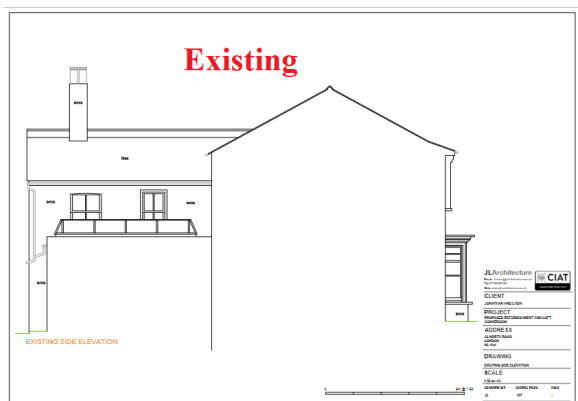
should match details such as parapets, ridges, eaves and materials.

- Hip to gable ends are unacceptable in principle as these are detrimental to the architectural integrity of the original building and the balance and symmetry of the pair/terrace.
- Dormers to the front are unacceptable as they are considered detrimental to the overall roof line of the properties.
- Dormers to the side and rear could be acceptable in many cases but, should be subordinate in scale and sit comfortably within the roof form. They should be suitably set in from the eaves, ridges and side of the roof of the host building, ideally by at least 1m.
- Over large and solid dormers with large 'cheeks' and 'aprons' to create habitable roof spaces would be unacceptable in principle.

The rear dormer proposed in this application would be against this policy anywhere in Highgate Conservation Area, but is particularly regrettable in this case, as the many uniform original features along this terrace include the pretty cresting tiles on the ridge line. The drawings take no account of this. It would probably be impossible to build a dormer right up to the ridge in the way proposed without damaging these unique features. This would be unacceptable.



The case officer should ensure that the ridge is clear of the top of any rear dormer, if any is permitted.



The proposed style of the rear dormer is too bold compared to the delicate features of the house, contrary to DH2 of the Highgate Neighbourhood Plan, and would form a very unwelcome precedent.

Furthermore, the proposed rear dormer would be visible from the public realm, particularly in winter.

Photo taken from Southwood Lane in May 2024:



Other, much smaller rear dormers on three houses further along this terrace were permitted before current policies came into force, and are not visible from the public realm. The latter was apparently an important consideration when the rear dormer was permitted at No 76 - see [HGY/2013/0315](#).

The much smaller dormers at Nos 66 and 68 appear to have been built even earlier, before there was a requirement for planning permission, as no applications for them are evident on Haringey's system. They were clearly in place by the time of application [HGY/2015/1054](#), although the "existing drawings" appear to be incorrectly labelled..

Whenever they were built, all three existing rear dormers along this terrace are narrower and stop short of the ridge.

The proposed dormer is contrary to DM1 and DM9 of Haringey's Development Management DPD (2017) and DH5 of the Highgate Neighbourhood Plan.

Given the visibility of this house from the public realm, we would object to any rear dormer being permitted in this location.

4. Neighbours' amenity

The high brick wall facing the rear of No 76 was apparently an important consideration when [HGY/2013/0315](#) was permitted; the former Post Office building in Southwood Lane, behind No 76 North Road, had no rear windows or garden to overlook. This is not true of No 62. At this end of the terrace the back gardens are tiny and the proposed rear dormer would overlook gardens and rear windows of homes in 53-59 Southwood Lane and in Castle Yard, causing problems of overlooking, loss of privacy and light pollution, contrary to DM1 of Haringey's Development Management DPD (2017).

Summary

Nos 60-82 North Road are classed as positive contributors to the Highgate Conservation Area and on the Local List. The terrace is unusually coherent and unaltered. The application is inadequate in heritage terms and includes inaccurate drawings. The proposals are contrary to policy. We believe both the proposed rooflights on the front and the very large dormer at the back would harm the Highgate Conservation Area. This application should be refused.