

Highgate Conservation Area Advisory Committee 30/5/24

[HGY/2024/0908](#) Flat A, 10 Hornsey Lane Gardens,, N6 5PB

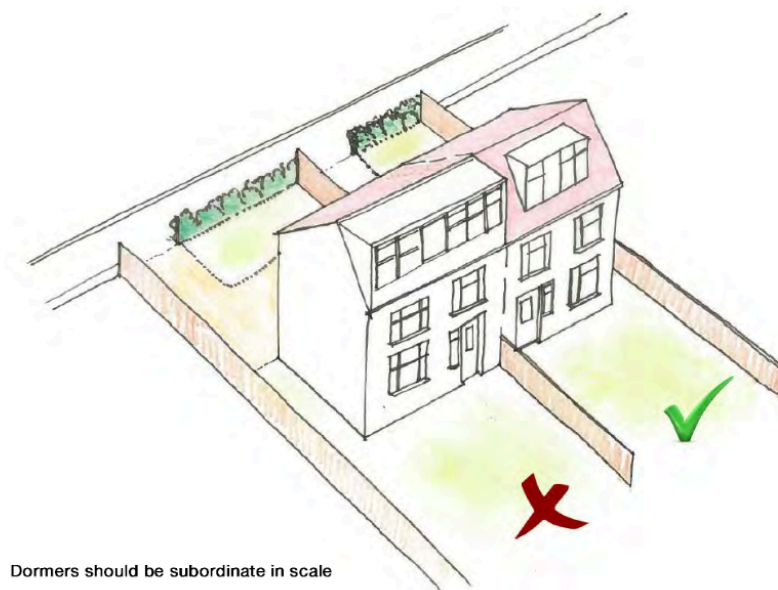
Erection of a front dormer extension to replace the existing

Highgate Conservation Area Advisory Committee objects very strongly indeed to the proposal to add a very large front dormer on this property. This would be contrary to numerous policies which apply to Highgate Conservation Area, as noted below.

The large neighbouring dormer should not serve as a precedent as it was built long before current policies were introduced and would not be permitted if applied for today.

For instance, the proposed dormer is clearly contrary to the policy on dormers outlined on p167 of the HCA Character Appraisal and Management Plan (2013) - "Roof Forms and Extensions".

Front dormers are considered "generally unsuitable" because of their detrimental effect on the conservation area. And even if this dormer was on the back of the roof it would be too large, as 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.



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 proposed front dormer is also against Highgate Neighbourhood Plan policies DH2 and DH5. Notwithstanding the large dormer built on the neighbouring house, front dormers are not part of the “established local character” of this part of the conservation area and hence the proposal is unacceptable.

The proposals are also contrary to policy DM9 of the Haringey Development Management DPD (2017).

We believe very strongly that front dormers detract from the Highgate Conservation Area and that this application should be refused.