



## HIGHGATE SOCIETY

10A South Grove  
Highgate  
London N6 6BS

Emily Whittredge  
Planning Services  
Haringey Council  
River Park House  
225 High Road  
London N22 8HQ

Date 8/05/24

Dear Ms. Whittredge,

Planning Application.  
HGY/2024/0958

Flat C, 284 Archway Road, Hornsey, London, N6 5AU

I am responding on behalf of the Highgate Society to the above application for the "Conversion of loft space to form master bedroom and ensuite with installation of front and rear roof lights."

The Society would like to make the following comments and objections:

The applicant, in their Design and Access statement state that the "The proposal is to replan the existing second floor to provide a family bathroom, an ensuite and fully fitted kitchen at second floor and the conversion of the loft space to provide a master bedroom with ensuite. Conservation Velux windows within roof providing natural light and Ventilation. Velux windows to front roofspace can be seen on properties adjacent to 284 as a precedent."

The drawings generally indicate too many rooflights as listed below:

- Four new roof lights shown with broken lines to the front including one in the pyramid hip roof, one of these 4 rooflights marked as Velux.
- Three new roof lights to the rear shown with broken lines, two marked as Velux.
- Two rooflights with solid lines, one of them marked as Velux.

Insufficient information is provided to understand if all these rooflights are the same or different types, particularly as rear elevation shows one rooflight drawn with lighter lines. More information should have been provided regarding the rooflight in the pyramid hip roof to the front of the property and how it will fit in the roof space. This rooflight is unacceptable to Highgate Society, and no other property has a rooflight in this position.

Overall, there are too many rooflights and the proposal fails to preserve or enhance the character and appearance of Highgate Conservation Area (Policy DH2).

The Society requests not to approve the application as it stands and to urge the applicant to reconsider the number of rooflights and in particular Highgate Society rejects the rooflight in the pyramid hip roof.

The application as it stands should be refused.

Yours sincerely  
Maryam Armstrong-James RIBA

For and behalf of Highgate Society Planning Group

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