



HIGHGATE SOCIETY

10A South Grove
Highgate
London N6 6BS

Nathan Keyte
Planning Services
Haringey Council
River Park House
225 High Road
London N22 8HQ

Date 19/09/24

Dear Mr Keyte

Planning Application.

HGY/2024/2356

67 Talbot Road, Hornsey, London, N6 4QX

I am responding on behalf of the Highgate Society to the above application for the
“Construction of single storey side and rear extension; demolition of existing conservatory; raising of rear closet return from pitched to flat roof three storeys; proposed rear dormer; replacement rear rooflights and changes to rear and side fenestration/ openings.”

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

1. Design, Heritage & Access Statement item 3.0, submitted by the applicant, seeks permission for a replacement ground floor side extension with minor interior alterations. The applicant is proposing to infill the *“under-utilized”* space to the side of the house with a side extension replacing the current lean-to timber shed with a pitched roof (probably constructed without Planning Permission) and therefore fill the gap between buildings, an important feature of this road. The applicant states that they have set back by 1.2m from the front facade to ensure subservience, however, they have provided no information in respect of the height of the new flat roof and associated roof lights, or dimensions in respect of the existing shed or for the new building, in fact no dimensions are provided at all on any of the drawings. We object to the new extension as the proposal is not subordinate to the existing building and also appears to be substantially higher than the existing shed. Policy DH4 states: *Side Extensions to detached or semi-detached properties, including the enlargement of existing garages, should be sensitive to and respect the character of the streetscape, and not block or significantly infill gaps between buildings, or otherwise disrupt the integrity of the individual architectural composition or group where these contribute to the character of the local area. They should be subordinate in scale to the original dwelling and complement its character in terms of design, proportion, materials and detail. They should not harm the amenity of adjacent properties.*

2. The applicant is proposing to raise the roof of the second floor to improve the head height in the existing storage space so it can be used as an additional bedroom. In our view, this is a roof extension altering the roof profile, Policy DH5 requires Roof Extensions to respect the existing roof form in terms of design, changing the pitched roof to a flat roof would fail to retain or enhance the existing roof design and may have an adverse impact on the amenity of the area. It will erode the character and appearance of the building for the neighbours and the Conservation Area, as well as reduce light to the neighbouring properties.
3. The new triple sash dormer proposed to the existing attic room, and new sash windows to side elevations may look at areas not previously overlooked, the views of neighbours should be sought and upheld.
4. A resident of number 69 Talbot Road has contacted us, she is very concerned about these proposals and how it may affect her. We note that they have written to you and have objected to the proposals as they stand. Their views should be taken into account and upheld particularly in respect of their medical needs.

The Society request not to approve the application as it stands and to urge the applicant to modify their proposal. The views of neighbours should be sought and upheld.

The Society therefore believes that this application should be refused.

Yours sincerely
Maryam Armstrong-James RIBA

For and behalf of Highgate Society Planning Group

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