

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0043/P	susan rose highgate CAAC	22/04/2023 19:40:52	COMMNT	The neighbour's views should be taken into consideration regarding the enlarged side window.

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0043/P	V Coleman	22/04/2023 21:31:38	COMMNT	<p>We write further to our email of 22 January 2023, regarding the breach of planning permission 2022/0013/P. This planning permission was granted on the conditions that it would be carried out: (i) in accordance with the approved plans (which are on file); and (ii) to safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.</p> <p>Further, the council stated as reasons for granting this permission that "... the [proposed] rear and side dormers match the window styles and sizes of the dwelling house and appear subordinate on the roofslopes. Their scale is relatively modest so as to reduce their impact to the character of the area and host dwelling house. The materials of timber sash windows and lead dormer cheeks, which match the roofing materials, are acceptable. Other properties in the area have had similar arrangements of dormers and conservation rooflights permitted over the past few years and the location, scale and quantity of those proposed here appears both reasonable and proportionate."</p> <p>Planning application 2023/0043/P seeks to obtain retrospective approval for the development actually built, which substantially departs from what was originally approved, both in terms of size and materials used.</p> <p>Our objections to the dormer windows installed at No 2 Haversham Place remain. We are particularly concerned about the dormer which has been built on the south east side of the property (facing No 1 Haversham Place and which directly overlooks this house at close range) and is clearly visible from the communal area of the development as it is in such a prominent position.</p> <p>The dormer windows that have been built at no 2 Haversham Place are more than twice the size of what was approved. They cannot be described as "relatively modest" in scale nor do they "appear subordinate on the roofslopes" of the host dwelling.</p> <p>The materials used are plastic frames, felt roof and tile sides, instead of wood frames and lead roofs and sides, as approved. This substantially detracts from the aesthetic quality and overall appearance of what was originally consented to.</p> <p>A visual inspection of the development shows that none of the other properties in the development have dormers that are of a similar scale or in such a prominent position relative to other houses – hence the lack of objection to the arrangements previously permitted.</p> <p>We would submit that the location and scale of the dormers built at No 2 Haversham Place are not reasonable and proportionate in the context of the overall housing development at Haversham Place and do not conform with the objectives of the Highgate Conservation Area, within which it falls. Properties in the Conservation Area are subject to stricter planning controls over property alterations, with the aim of maintaining a cohesive and meaningful environment.</p> <p>In view of the above, we would submit that the dormers (and in particular the highly visible dormer facing south east) should be resized in accordance with the previously approved plans and reinstated in the high quality materials previously approved. We request that planning application 2023/0043/P be refused and that planning application 2022/0013/P be enforced.</p>