Email to Camden

planning@camden.gov.uk

Dear Sirs

**Property: No 2 Haversham Place, London N6 6NG**

**Objection to Planning Application No 2023/0043/P**

**Variation of Condition 2 (Approved Drawings of planning permission ref: 2022/0013/P, dated 05/04/2022 for Loft conversion incorporating installation of two rear dormers, one side dormer and 4 conservation roof lights consent: 2022/0013/P ‘Loft conversion incorporating installation of two rear dormers, one side dormer and 4 conservation roof lights.’ RETROPECTIVE CHANGES including enlarged dormers on the rear and side elevations.**

We are retained by Mr. and Mrs. Fafalios who own the adjacent 1 Haversham Place.

This is an application which follows our earlier request for enforcement action as a result of the fact that the dormer window at No 2, facing their property, does not comply with the consented plans by virtue of the window style, size and scale, or use of materials.

This application is for the increase in depth height and material changes to the materials on the cheeks and flat roof (Please note both the Conditions and Reasons for granting consent (No’s 2 and 3) and Informative No 3.

Put shortly there are five main objections

1. It is significantly larger in both length and height in relation to the consented plans (912/7 and 912/8. The previously approved plans show dormers which are 1.2m wide x 1.5m high x 2.3m deep = total volume of 1.93m³ (scaled from drawings)

The new proposal shows dormers which are: 1.36m wide x 1.92m high x 3.41m deep = total volume of 4.45m³ (dimensions given on proposed drawings)

  The new proposal shows dormers which are 2.3x the volume, i.e. well over double the size.

This means that they are not in accordance with the original consent “The rear and side dormers match the window styles and sizes of the dwelling house and appear subordinate on the roof slopes. Their scale is relatively modest so as to reduce their impact to the character of the area and host dwelling house.”  Those constructed are not subordinate to the roof slopes and are not “relatively modest” and should not be allowed.

1. The cheeks and front have been tiled rather than covered with code 5 lead as consented. This is a poorer quality standard of finish which is not compatible with other houses in Haversham Place.
2. The roof is felt covered rather lead covered as consented. This is a lower quality of finish and is clearly visible from No 1.
3. If consented to these windows will not resemble those typical in Haversham Place.
4. Their form will not preserve the character and appearance of the Conservation Area having regard to the fact that the property falls within the Highgate Village Conservation Area.

This application seeks to negate the specific and carefully drafted Conditions and Reasons in the original consent.

In addition this proposal is not consistent with historic consents with regards to other houses within Haversham Place including

No. 1 (2012/0937/P) Planning granted for 2 small rear-facing dormers, no side facing dormers

No. 4 (2013/0058/P) Planning granted for 2 small side-facing dormers – large separation to neighbouring property

No. 7 (2014/3101/P & 2019/3275/P) Planning granted for 2 slightly larger rear-facing dormers

No. 2 (2022/0013/P) Planning granted for 2 small rear dormers and one small side dormer.

For all these reasons we would request that you refuse the application.

Yours faithfully

Ruaraidh Adams-Cairns FRICS

For and on behalf of Savills (UK) Ltd