

## HERITAGE STATEMENT

21 Highgate West Hill, London, N6 6NP

**SITE:** 21 Highgate West Hill, London, N6 6NP

### **LOCAL CONTEXT:**

When determining applications for development affecting heritage assets such as this, the Local Planning Authority must apply the following principles:<sup>1</sup>

*Plans and decisions should apply a presumption in favour of sustainable development... For decision-taking this means: ... (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination; (para 11)*

*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification; (para 212)*

*Local Planning Authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. (Para 219)*

No. 21 Highgate West Hill is located within the Highgate Conservation area, but is not listed or highlighted as a building of significant importance. It is not on the local list.

The Highgate Conservation Area has a variety of forms. The historic village, centred around the High Street, has a random pattern of plot sizes which tend to reflect the importance of the individual properties. The Highgate Conservation Area also contains late Georgian and Victorian terraced developments which conform to a regular plot size, typical of speculative development of the period. The whole western boundary of the Highgate Conservation Area borders Hampstead Heath that, with the wooded landscape of the northern part of Highgate West Hill, forms a very rural character.

The rooflines form an important part of the Highgate Conservation Area's character as described in Camden's Appraisal: "*The conservation area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable*".

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<sup>1</sup> <https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf>

No's 19 to 26 Highgate West Hill make a positive contribution to the character of the conservation area, with No's 24, 25 & 26's prominent roof extensions mentioned specifically in Camden's Appraisal: "*Nos. 19-26 are a group of more ornate semi-detached villas, with more elaborate stucco decoration, string courses, overhanging eaves, hipped roofs, ironwork to the windows, coloured tile decoration (some painted white), stucco piers and low front walls.* **Large roof extensions and roof terraces at Nos. 24, 25 and 26** mar the roofscape, and are highly visible down the hill" (emphasis supplied).

### **PROPOSAL'S DESIGN:**

The proposed works will see the construction of a small side dormer (no rear dormer), the introduction of a rooftop level terrace area, renovation of the leaking roof, and all associated works at 21 Highgate West Hill, London, N6 6NP.

The materials used in the proposals match the existing property's original design and appearance. The side dormer will be in brick and, in any event, will be very difficult to see from street level. Compare the side dormer constructed for the roof terrace at no. 23, screenshot set out below. The proposed window to the side will be a white-painted timber sash to match the existing below. There is no rear dormer, as seen in drawing D09.



The proposed roof terrace's access stairs will be hidden internally to keep the impact externally as minimal as possible. This will be accessed via an openable flat rooflight within the terrace area. The proposed balustrade will be constructed of metal railings, fixed at roof level, to match that approved at No. 25 (see top-right of screenshot above), and therefore to minimise any impact of the roof terrace on the setting of the area.

### **PROPOSAL'S VISUAL IMPACT:**

The proposed side dormer, although just visible from the street (as in the case of No. 23), will be set substantially away from the front elevation of the property and be set in from both edges of the hipped roof slope to be visually central to the elevation (as in the case of No. 23).

There is a gap between the roof ridge and the side dormer as required under paragraph 5.11(b) of Camden's Design Guide CPG1. This can be seen on Drawing D07.

The introduction of metal railings for the proposed roof terrace will match that approved at No. 25, and keep the impact of the roof terrace on the setting of the area as minimal as possible by replicating the aesthetic appearance of neighbouring terraces, which are already very discreet from street level. As drawing D07 shows, the balustrade will also be substantially stepped back from the roof edge to further reduce the impact.

The applicants also intend to have planters and greenery on the roof terrace, matching the use of plants at No. 24, improving air quality for residents and the water-absorption capacity of the surrounding area – an important consideration given the increasing number of gardens in Camden losing their grass and being paved over.

Overall, the proposed development will improve the living conditions in the flat for the applicants, and as such the proposed development is compliant with policy D1 of the Local Plan and Policies DH2 and DH5 of the Neighbourhood Plan and should therefore be considered acceptable. In particular, DH5 of the Plan acknowledges that roof extensions may be part of the established local character. Since the proposed roof extension is in keeping with the terraces installed in the adjacent row of houses running up the hill, which are all of a similar style and period, the proposal is in keeping with the established local character of this run of houses.

### **PROPOSAL'S TERRACE IMPACT:**

The potential impact of the roof terrace in terms of privacy and overlooking has been considered during the design stage. Due to the size and scale of the existing dormers and the existing roof terraces of neighbours surrounding (No.'s 23, 24, & 25), the development is not considered to result in harmful overshadowing, over-dominance or loss of outlook for the neighbouring properties. The rear windows already look onto Millfield Place. The applicants intend, in any event, to line the rear balustrade with planters which will provide themselves and Millfield Place with additional privacy.

The proposed side facing window will look onto a roof; and the only window at No. 20 into which a view might be afforded already directly faces a non-glazed window on the upper storey of No. 21. Thus the side facing window makes no difference in impact.

As such, the proposal would not have a harmful impact on the amenities of the neighbouring properties. The development would therefore comply with policy A1 and should be approved on this basis.