



HIGHGATE SOCIETY

Planning Solution Team
Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Date: 28/02/25

Case Officer- Blythe Smith

Site Address- 21 Highgate West Hill London N6 6NP
Application Number- 2025/0382/P

I am responding on behalf of the Highgate Society to the above application for the “Proposed dormer with roof terrace with enlarged rooflight”. The Society objects to the application for the following reasons;

No. 21 Highgate West Hill is located within the Highgate Conservation area, “Nos. 19-26 are a group of semi-detached villas, with elaborate stucco decoration, string courses, overhanging eaves, hipped roofs.

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.*”

The applicant suggests that the proposed development will improve the living conditions in the flat for the applicants, however, the proposed changes to the roofline are extensive and overbearing to the character of the roofscape and harmful to the character of the Conservation Area and should be rejected.

The damage already caused by installation of roof terraces to other properties should not be a reason for further harm the Conservation Area.

The proposal could have a harmful noise and overlooking impact on the amenities of the neighbouring properties, The views of neighbours should be sought and upheld.

The proposal would fail to preserve or enhance the character and appearance of Highgate Conservation Area and therefore should be refused.

Yours sincerely
Maryam Armstrong-James
For and behalf of Highgate Society Planning Group

[Redacted signature block]