



10A SOUTH GROVE  
HIGHGATE  
LONDON  
N6 6BS

11 March, 2016

Carlos Martin  
Planning Solutions Team  
Planning and Regeneration  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8EQ

**By email only**

Dear Mr Martin,

**RE: Planning Application Reference 2016/0324/P – 13 Hampstead Lane, N6 4RT**

On behalf of the Highgate Society, I wish to submit the following comments on the plans for and extension and roof alterations to 13 Hampstead Lane, Highgate as per the application reference above.

- The proposed rear extension, which spreads across the entire width of the property's garden front, is inconsistent with the established pattern of utility annexes on this terrace. As such it does not accord with the guidelines set by Camden Council for the management of the Highgate Conservation Area (page 63, paragraph 4). Nor does the applicant's decision to relocate a bedroom to a portion of the house which may potentially be overlooked by pre-existing structures adequately justify this reconfiguration of the building's rear façade. It is furthermore a significant increase in the property's build-to-plot ratio and is likely itself to cause loss of privacy and amenity to both of the adjacent homes.
- The insertion of roof lights on the front of the house will damage its historic appearance. Previous permissions for similar devices nearby do not excuse a further erosion of the building's character and its ability to contribute to the Conservation Area in a meaningful way.
- Similarly, the replacement of the original valley roof with a contemporary mansard design with dormers represents a fundamental change to the traditional profile which distinguishes this terrace. As with the roof lights, the Society is not satisfied that approval of an identical scheme at an adjacent house is sufficient reason to

permit the continued loss of genuine heritage elements within the Conservation Area.

On the basis of the above points, the Highgate Society objects to planning application 2016/0324/P.

Yours sincerely,  
TR Blackshaw  
Highgate Society Planning Group

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