



10A SOUTH GROVE  
HIGHGATE  
LONDON  
N6 6BS

17 January, 2017

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

**By email only**

Dear Ms Smith,

**RE: Planning Application Reference 2016/6455/P – Grove Lodge, 9-11 Hampstead Lane, N6 4RT**

On behalf of the Highgate Society, I wish to submit the following comments on the revised plans to erect two rear dormers at 9-11 Hampstead Lane, Highgate, as per the application reference above.

The approved dormers, 2015/4667/P, were granted in this sensitive position within the Highgate Conservation Area because they allowed the development to provide an additional unit of housing and thus complied with Camden's housing development strategies. They were seen to meet all the space, daylight, outlook and ventilation criteria required, and thus in this context, the resulting impact on the character and appearance of the Conservation Area was not considered harmful.

In contrast, the enlarged dormers now proposed do not deliver still further contributions to Borough housing, and any amenity benefit arising therefrom is limited solely to the property owner. Nor will they enhance or preserve the Conservation Area in such a way that such a benefit might be deemed acceptable under statutory regulations. In terms of design, the effect of the infill is to expand and solidify the structural protuberances from the roof pitch such that they appear less as individual dormers and more as full-scale roof-level extensions. This is damaging to the consistency of these historic rear façades and the preservation of an impression of their original and traditional valley roofs, and will result in a further and unnecessary deterioration of their aspect and appearance.

The amalgamated and enlarged dormer units also cease to be sufficiently subordinate to the host roof in mass and scale. They give an unbalanced and disjointed appearance to what should be a unified and continuous roofscape of a terraced block, and generally qualify as oversized and intrusive. Finally, the Society does not find that the proposed much enlarged dormers comply with Borough Core Strategy 25 or London Plan Policy 7.8.

On the basis of the above points, the Highgate Society objects to Planning Application 2016/6455/P to amend approved designs for rear dormers at Grove Lodge, 9-11 Hampstead Lane, Highgate, on the grounds that it will cause harm to the Conservation Area.

Yours sincerely,  
TR Blackshaw  
Highgate Society Planning Group

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