

# CONSULTATION SUMMARY

## Case reference number(s)

2017/5939/P

## Case Officer:

Thomas Sild

## Application Address:

98 Highgate West Hill  
London  
N6 6NR

## Proposal(s)

Erection of single storey lower ground floor rear extension, first floor rear part infill extension, rear and side dormer roof extensions; installation of four rooflights to the side roof slope; infill of first floor south side facing window and addition of first floor obscure glazed north side facing window

## Representations

<b>Consultations:</b>	Site and press notices		No. of responses	4	No. of objections	0
					No of comments	2
					No of support	2

## Summary of representations

*(Officer response(s) in italics)*

### Holly Lodge CAAC comments:

- Queries in regards to drawing accuracy of the dormer roofs – preference given to hipped roofs

*The proposals indicate hipped roofs to both dormers in line with the CAAC's preference*

Highgate CAAC comments (the site does not sit within Highgate Conservation Area but is covered by the Highgate Neighbourhood Plan):

- Highgate CAAC feels that, to better accord with the Highgate Neighbourhood plan, the side dormer proposed should be smaller and moved to the rear to be less dominant in the street scene. it is

clearly visible from the public realm

*Side dormers are a common feature of the adjacent houses along this section of Highgate West Hill. Of the eight similar style detached houses within the block, at least five have side dormers of varying scales and designs. As such these features are considered to constitute the prevailing character.*

*These houses are set back substantially from the road, reducing their dominance on the street scene. The proposed side dormer is relatively small scale, preserving a large apron of roof slope below and overall is considered to respect the existing roof form in terms of its scale, materials and detail. As such, the proposals accord with the Highgate Neighbourhood Plan Policy DH5.*

No. 97

Overall support now given to the proposals following the amendments to the plans from the previous submission in respect to:

- a) maintaining a fence on their side of the extension
- (b) ensuring the north side windows had obscured glass, and
- (c) openings of the windows bottom hung to avoid any overlooking of our premises

No. 99

In support of the proposals

**Recommendation:-**

**Grant planning permission**