

# CONSULTATION SUMMARY

## Case reference number(s)

2018/4829/P

## Case Officer:

Alyce Keen

## Application Address:

8 Brookfield Highgate West Hill  
London  
N6 6AS

## Proposal(s)

Extension of existing dormer on north roof slope. Use of lower level flat roof as private terrace, including alterations to balustrades.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

## Summary of representations

The owners/occupiers of No. 7 Brookfield have objected to the application on the following grounds:

- The three large rooflights proposed will be seen from the Heath and will be an inappropriate intrusion into a conservation area.
- These rooflights will mar the view from Parliament Fields of an otherwise virgin expanse of red tiles capping an unusually large and striking Edwardian mansion development.
- There is therefore a considerable increase in the area of living space.
- The internal staircase will transmit unwelcome noise to the two rooms in Flat 7 immediately below.
- The present proposal has severe implications for the flat below.
- The flat roof to the north is intended to become a private terrace although no agreement has yet been reached with the other freeholders.

- The flat below (Flat 7) will suffer increased noise from use of the new internal staircase and all the flats will suffer increased intrusive noise from additional occupants and from parties held on the roof terrace in summer.

Summary of comments

*The three rooflights proposed on the south roofslope have been removed from the proposal as it was considered that they would adversely impact the character of the conservation area and the views from the adjoining Heath.*

*No internal works to this building require planning permission (as it is not a listed building); therefore, the objections raised regarding internal works generating additional noise are not a material planning consideration for this application. Whether the loft space is used for storage or bedrooms the key consideration is that, the use remains residential and therefore does not require permission.*

*As for the terrace, reaching an agreement with the other freeholders is a separate civil matter.*

**Recommendation:-**

**Grant planning permission**