

Obote Hope

Planning Solution Team

Development Management

Camden Town Hall Extension

Argyle Street

London WC1H 8EQ

24 January 2021

Dear Obote Hope

**Application No. 2020/5723/P 17 Swain’s Lane N6 6QX**

I am responding on behalf of Highgate Society to the above application for the existing loft to be converted into a habitable area and study space. It is proposed that the front Velux skylights to match neighbouring properties, and the rear dormer extension to match adjoining neighbours. The Society objects to the application for the following reasons:

1. There are not sufficient drawings or notes or photographs to assess the application. The applicant refers to front Velux rooflights to the front of the property, 2 blue colour Velux rooflights are indicated on plan but not on the front elevation. The size of these rooflights on plan appears to be much larger than the only other roof light on one of the adjoining properties, we need to see their impact on the front elevation as they may detract from the appearance of the building. The proposed roof lights could be visible from the public realm, there is generally a presumption against rooflights in conservation areas and specifically when the roof section is small and the rooflight/s will dominate the roof section. They should also be specifically designed to comply with rooflights for conservation areas and avoid the use of inappropriate materials that can erode the character and appearance of the building.
2. There are no photographs or description of the rear of the property. The existing elevation of the rear part of the roof does not indicate that a part of the roof slopes, although there is a ridge line on the proposed floor plan and a note on the roof plan indicates that it is sloping. The formation of a new or larger roof terrace may overlook the adjoining gardens, the views of neighbours should be sought and upheld.
3. The proposal as it stands 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

