

21A and 21 College Lane are a pair of houses, part of a terrace of flat fronted two and three storey houses in the northern part of College Lane that is identified by DCAACMS as making a positive contribution to the character and appearance of the conservation area.

Two storey nos 21, 21A, 22, and 23 have conventional uncomplicated pitched roofs with unimpaired rooflines. Although adjacent nos 20 and 19 have dormers they are a dissimilar pair of houses to 21-23, with higher rooflines. No 21A, contrary to the applicants assertion, can be viewed from the public realm on Highgate Road, see photo. Currently no public notice can be (or has been) seen posted outside no 97 Highgate Road.

The proposed dormer, at half the width of the main roof, is over sized and, with over a third of its width blanked off, is overbearing and discordant. It runs out just below the ridge and abuts the parapet wall between no 21A and no 21 conflicting with CPG Home improvements on the following points:

- Dormers should be subordinate in size to the roof slope being extended
- The position of the dormer would maintain even distances to the roof margins (ridge, eaves, side parapet walls)
- The proportion of glazing should be greater than the solid areas.....

The proposed dormer would have a harmful effect on the host dwelling and the remaining terrace of unimpaired rooflines. It thereby detracts from the character and appearance of the conservation area which is neither preserved or enhanced and conflicting with CLP policies D1, D2 and DPLP policies DC2 and DC4.

The proposed ground floor extension achieves a better family arrangement but at the cost of loss of garden space, already limited. The new glazed corridor will however be a source of light pollution harming the amenity of neighbours.

21A College Lane from Highgate Road

