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10A South Grove

Highgate

London N6 6BS

Amy Ly

Planning Solution Team

Development Management

Camden Town Hall Extension

Argyle Street

London WC1H 8EQ

10 January 2023

Dear Ms Ly

**Application No. 2022/1997/P - 42 Swain’s Lane N6 6QR**

I am responding on behalf of Highgate Society to the above application for Loft conversion with side dormer to match approved application number 2008/2666/P and rear dormer to match neighbours’ approved application number 2017/1860/P. The Society objects to the application for the following reasons:

1. There is not a drawing showing the proposed front elevation, key to making an assessment, a front elevation drawing should be submitted.
2. Blue colour Velux rooflights are indicated on plan. The applicant claims that the two front facing roof lights will mimic the approved previous application and will match many properties on the street. We need to see a proposed front elevation to assess 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, as it appears that it may be an issue for this application.
3. The proposal includes the conversion of the loft space and the addition of a side and rear dormer to facilitate this proposal. The side dormer as proposed is very large and it takes up most of the area of the existing gable roof. The applicant refers to the property at No. 34 that benefits from a side dormer. No 42 should relate to No. 40 as a pair of semidetached properties and not to No 34. At any case, claims by the applicant that there are several similar developments approved in the vicinity is not a reason for undermining and ignoring Conservation Area Policies and should not be a reason for further proliferation.

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

