

# Brentham Society Advice Sheet:

## ROOFLIGHTS



Planning permission is required for new dormer windows and rooflights, or to alter existing dormer windows or rooflights in any way. This Advice Sheet relates to Rooflights. See separate Advice Sheet for Dormers.

### Reason

Dormers and rooflights will permanently alter the character and appearance of a property or group of properties thereby changing the character of the conservation area. In deciding whether a dormer or rooflight would be acceptable, the council must consider whether it would 'preserve or enhance the character or appearance of the conservation area' as required by the Town and Country Planning Acts.

### General

Some Brentham houses were built with a single original rooflight, and any new lights should copy the appearance of these. They are portrait proportion, have black metal frames that sit under the tiles/slates and have central metal bars.

Modestly sized and suitably proportioned rooflights may be acceptable on the main roof slopes and occasionally on the sides, towards the rear. A new or replacement rooflight should be a "conservation rooflight" which will lie flush with the top face of the roof slope and have a central bar unless very small. If a dormer is to be installed any rooflight should be very small. Usually only one rooflight is allowed on a roof slope although two may be allowed where it is not possible to install a dormer. The position and size of any existing rooflights on a block will be major consideration as consistency across a block or group of houses is required if possible.

Any rooflight should not exceed the size of original Brentham rooflights.

### Rooflights in single storey extensions

Rooflights are not normally considered suitable for single storey extensions as they make the new roof appear more intrusive. There is also a danger of light pollution spilling into neighbouring gardens. However, rooflights and lanterns may be appropriate for infill development in the return area of some villa houses.

### Lanterns

Lanterns are not appropriate for any position on the Arts and Crafts houses as they are not characteristic of the original architecture and would be intrusive elements in those elevations. Shallow lanterns may be suitable on extensions on other types of houses if they can be fitted under the level of the first-floor window cills and are not visible from the street.

For further advice contact [advice@brentham.com](mailto:advice@brentham.com)