
From: Louise Lewis [REDACTED]
Sent: 22 May 2023 11:53
To: Planning Planning
Subject: 2023/1151/L and [REDACTED] 6 Bacon's Lane London N6 6BL

[REDACTED]

Unfortunately, The Highgate Conservation Area Advisory Committee comments on 2023/1151/L and 2023/1156/P, do not seem to have been posted on line. We object to the proposal and would be grateful if you could draw attention of our comment (see below) to the Planning Officer.

thank you for your help

Louise Lewis
HCAAC

2023/1151/L and 2023/[REDACTED]/P 6 Bacon's Lane London N6 6BL 21/05/23

This is an application for a grade II listed building. It falls into two parts, the gate at the front and the wall at the back.

The current gate at the front is ten barred, with the space between the bars, wide enough to give a glimpse into the garden and maintaining, to an extent, what the Conservation Area Character Appraisal describes as :-

"a sense of openness: boundaries between properties are minimal, reminiscent of the former garden, although some of the houses are deliberately concealed from the rest of the group"

The use of timber, adds to a rustic quality.

The proposed gate has 23 bars with 'nominal gaps' between. This will generate a sense of enclosure and privacy, at odds with the character of this part of the Conservation Area.

It is made of metal, urbanising the character of the street scene.

The proposal to put a fence on top of the wall, which is part of the grade I listed Highgate Cemetery, is even more problematic. It will be clearly visible from within the cemetery. Again in the words of the Conservation Area Character Appraisal :-

"At the extreme ends of the cemetery, north and south, pockets of land have been developed as private houses. These are welcomed as surprising contemporary interventions into the Victorian landscape (see Bacon's Lane and Swain's Lane).

The juxtaposition of the properties are deemed a "welcome" attribute."

Erecting a fence atop the wall will be to the detriment of the view from the cemetery and will adversely affect the setting of the cemetery.

Highgate Neighbourhood Plan

Policy DH2: Development Proposals in Highgate's Conservation Areas

Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.

Policy DH6: Front Boundaries

Original boundary walls, gate piers or railings should be retained unless their removal is necessary due to the condition of a structure, or replacement provision is proposed which would enhance the character of the area.

...New boundary walls requiring planning permission, and gated developments will not be permitted if they:

I. Have a detrimental impact on the open character of the street-scene; or

III. Would result in a loss of visual permeability or public accessibility where this contributes to local character.