

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/1956/P	SUSAN ROSE HIGHGATE CAAC	26/06/2023 16:39:24	OBJ	<p>Highgate CAAC have reviewed this application for a large new studio building to replace various sheds in the garden of this property. As the heritage statement amply demonstrates no. 6 is a very distinguished and admired modern house by a well-known architect important in many ways, but especially in its use of ideas and techniques new at the time it was built.</p> <p>We feel that while the shed area behind the house is in need of restoration, this new building is too large and intrusive and detracts from the impact of the main house which sits so comfortably in its setting. The floor area is many times that of the existing sheds. The use of a very dark palette of materials also is out of keeping with the main building. The provision of plumbing (WC and sauna) also raises the possibility that the building may at some point be used as extra living accommodation rather than a studio.</p> <p>Furthermore the extensive area of decking and paving around the proposed building will contribute to runoff which is anyway considerable on the sloping site, stated to be liable to subsidence</p> <p>After close scrutiny of the drawings appears to entail the loss of a tree but no mention of this appears in the documents.</p> <p>For these reasons we feel that the building proposed will cause damage to the setting of a listed building in the Conservation Area and must be refused</p>

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