

26 August 2023

Brendan Versluys  
Planning Case Officer  
Development Management  
Regeneration & Planning  
Camden Town Hall  
5 Pancras Square  
London  
N1C 4AG

Dear Brendan Versluys

**147 Highgate Road, NW5 – Application 2023/1885/P**  
Proposed rear first floor extension and addition of a second storey

I wish to **object most strongly** to this application.

There was no public notice displayed in Wesleyan Place.

**Application Form:** This is scant in giving accurate details of the proposal. It does not acknowledge the owner of the site. The building has been left vacant by the owner following purchasing a fully functioning café some time before their (2021/3725/P) application (which was allowed); this may be relevant to the 'yes' tick shown in qualifying for the vacant building credit. Similarly, would this proposal not supersede the existing 2021 consent which is ticked 'no'? Also ticked 'no' though the site opposite is a Camden Green Corridor of biodiversity habitat importance, the Grove Terrace Squares.

**Submitted Drawings:** It is extraordinary misleading that drawings shown uploaded in May 2023 are marked as 'superseded', when none of these have been subject to public consultation, first advertised this August. Similarly Supporting Documents shown as current relate to the 'superseded' scheme. It would seem appropriate that these files are removed from the application upload list, as this gives an entirely inaccurate representation of the public consultation process. Drawings are also not accurate in depicting the relationship with neighbouring properties, in elevation, sections and setting.

**Important CA Setting:** This is a characterful small early 19C building. With Nos 143 and 145 it has a delightful stepped unit appearance. It is a perfect example of the variety and complexity that makes our DPCA townscape unique. The building formed part of the very early development of small cottages as seen in Wesleyan Place, Little Green Street and College Lane. It sits in a densely built up townscape corner, with the Listed Grade II two-storeyed terrace in Wesleyan Place abutting it to the rear, and the Listed Grade II No 137 old schoolhouse to its south. The building faces the Grove Terrace Listed (London) Squares. Note that the new terrace development opposite rises as low-height above ground.

**Proposed second storey:** The DPCA Appraisal highlights the importance of **gaps** between buildings as an important feature of relief in the CA developed environment. It states that the Council will resist development in such areas. This is precisely what this low scale building provides near the Wesleyan Place road turning. At the rear the building abuts the listed cottage, and also at the rear, inner end of the slip road, the office to the church is located. The gap in the terrace forms an important component in this setting. Adding a second storey would destroy the historic Nos 145-147 'trio' relationship. The set-back proposed to align an infill flush with a Victorian terrace would create a discordant elevation. The open historic gap in the streetscape should therefore be retained.

Note that no front terraces have been allowed along this frontage with unauthorized ones in the past having been removed under Council enforcement action.

**Use of ground floor/duct:** As this proposal, I assume, would override the 2021/3925/P consent, the cafe use was in that application due to continue hence some of its application drawings indicated a retained duct. I note though in the case officer's delegated report 2.1.2 'there is no new duct proposed'. Did this assume retention of original? Can this be clarified in the event a café use is proposed to continue. Ducts are frequently installed as an unauthorized clip-on at a later stage. No duct is indicated in the current proposal.

**Neighbours Amenity:** The drawings do not show accurately the relationship of neighbouring buildings with the proposed rear extension. This configuration would seriously inflict harm by introducing loss of light, outlook and privacy.

**Accommodation:** Creating two flats. These appear below acceptable space standards, with the requirement for adequate on-site storage space for refuse and recycling also not annotated.

**Construction:** Access to the site is highly restricted. There is none from the slip road at the rear. Front vehicular access is hampered by (un)loading traffic restrictions near the traffic light junction, with two bus routes and the B518 making an acute turn for heavy vehicles westbound into Gordon House Road. Use of Wesleyan Place would conflict with the frequently busy pedestrian flow along this part of Highgate Road.

The **2021/3925/P consent** (expiring March 2025) allows the shack on the first floor to be replaced by a full width extension. The ground floor of this building was at some stage extended to cover the entire footprint of the site.

For reasons above no further extensions should be permitted and the application should be refused.

Kind regards

A black rectangular box redacting the signature of E Howard.

E Howard