

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3329/P	Louise Lewis HCAAC	24/09/2023 16:37:56	COMMNT	

Camden Planning Officers will be aware that the Highgate Conservation Area Committee has been concerned by the large number of Planning Applications, many of them overlapping, concerning this property. (see list below) It would seem that work started before the proper consents had been granted, see our email to Mr McKinsty and Ms Bond, of 10th January 2023, and seems to have continued ever since. We have objected to and commented on the previous applications with mounting concern at the piecemeal approach to the development.

Under these circumstances, we would ask that this application is considered in the context of the previous applications and permissions and that special consideration is given to the preservation and enhancement of the Conservation Area, the integrity of 2 Holly Terrace itself, and the setting and integrity of Holly Terrace, as a whole.

The Heritage Listing says,

Grade II List Entry Number:1379112 ... 2-11 HOLLY TERRACE ...

Terraced houses, Nos 1, 1A and 2-7 facing south and Nos 8-10 west; approached by a gated path leading off Highgate West Hill.....Nos 1, 1A and 2-7, c1806-13; All built by George Smart for the Cooke family. Nos 1, 1A and 2-7: stucco. Mostly round-arched doorways with reeded surrounds, radial fanlights and half glazed doors..... Recessed sashes with good cast-iron balconies to 1st floor windows.No.5 with good delicate and intricate cast-iron porch with canopy, approached by steps with similar cast-iron handrails.

Pevsner says,

"...eleven houses with some delightful verandas, balconies and gates".

[our italics]

The drawings should include one of the entire terrace so the proposal can be put into context.

Looking at the various houses; 3 and 4 both have full length balconies serving as porches. This seems to be common practice with terrace houses of the period. They are slightly different from each other, but both run the full width of the house. The balcony at number 3 can be seen in a photograph of the late 1920's, so it has been in situ for a long time.

The balconies at 6 and 7 are different again but both run the full width of the house.

The porch at number five, the porch referenced by the applicant, is the only one that is there for the doorway alone. Although attractive in its own right, it does not have the simplicity and elegance of line associated with the late Georgian/ Regency Period. The style is more reminiscent of the more elaborate designs from later in the century.

It would seem the proportions of the house in the drawings is different from the proportions in reality. This affects the relationship of the proposed porch to the house.

We believe the proposed porch is too bulky and dominant.

It hides the significant, "round-arched doorways with reeded surrounds, radial fanlights and half glazed doors" noted in the listing.

It is unclear whether any kind of porch or balcony is appropriate in this context but certainly little thought has

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been given to the design of the proposed porch and there is none of the detail that one would expect for such a significant change.

Camden may wish to consult with English Heritage on the setting of the listed Holly Terrace.

Upon closer inspection, it would seem that the fenestration of the lower windows will have been significantly altered. We would ask whether permission to change these windows has been given in a previous application?

Louise Lewis

for Highgate Conservation Area Advisory Committee

List of Withdrawn, Current and Granted Applications

Previous and current applications

2023/3667/T

2 Holly Terrace London N6 6LX REAR GARDEN: 1 x Cherry (T1) - Crown reduce by 0.5m and thin by 10%. 1 x Japanese Maple (T2) - Crown thin by 20% (internal growth). REGISTERED 05-09-2023

2023/3463/L

2 Holly Terrace London N6 6LX Erection of glazed roof and glazed doors to create lobby at basement level (including replacement of window with door), erection of French doors and mansard roof with glazing to create infill extension between rear (north) elevation and existing garage (including insertion of door to eastern elevation of existing closet wing), replacement rear entrance door at ground floor level, enlargement of courtyard passage at rear to provide area for bin store and insertion of wrought iron canopy above main door on front (south) elevation. REGISTERED 23-08-2023

2023/3329/P

2 Holly Terrace London Camden N6 6LX Erection of glazed roof and glazed doors to create lobby at basement level, erection of French doors and mansard roof with glazing to create infill extension between rear (north) elevation and existing garage, replacement rear entrance door at ground floor level, enlargement of courtyard passage at rear to provide area for bin store and insertion of wrought iron canopy above main door on front (south) elevation.

Previously granted:

2023/1725/L

2 Holly Terrace London Camden N6 6LX Works to garage, including replacement insulated roof, replacement windows at ground and first floor to rear and side elevation, repair windows at ground and first floor to side and front elevation, installation of electric sectional sliding garage door (to replace bi-fold garage door), and installation of bathroom and internal insulation at first floor level. FINAL DECISION 27-04-2023 Granted

2023/1721/L

2 Holly Terrace London Camden N6 6LX Repaving and enlargement of paved area in garden and works to lightwell, including repaving, repair to steps and removal of redundant water storage tank, all works to south of existing dwelling. FINAL DECISION 27-04-2023 Granted

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				2023/1725/L 2 Holly Terrace London Camden N6 6LX Works to garage, including replacement insulated roof, replacement windows at ground and first floor to rear and side elevation, repair windows at ground and first floor to side and front elevation, installation of electric sectional sliding garage door (to replace bi-fold garage door), and installation of bathroom and internal insulation at first floor level. FINAL DECISION 27-04-2023 Granted
				2023/1505/P 2 Holly Terrace London Camden N6 6LX Works to garage, including replacement insulated roof and installation of electric sectional sliding garage door (to replace bi-fold garage door). FINAL DECISION 27-04-2023 Granted
				2023/1319/P 2 Holly Terrace London Camden N6 6LX Repaving of lightwell and enlargement of paved garden area to south of existing dwelling. FINAL DECISION 27-04-2023 Granted
				2023/0467/L 2 Holly Terrace London N6 6LX Works to roof comprising new slates, lead work, insulation, repair to existing dormers, formation of dormer (south elevation), replacement rooflight (north elevation) and the repair and replacement of windows. FINAL DECISION 02-02-2023 Granted
				2023/0082/P 2 Holly Terrace London N6 6LX Erection of dormer (south elevation) and replacement rooflight (north elevation). FINAL DECISION 02-02-2023 Granted
				2022/5517/L 2 Holly Terrace London Camden N6 6LX Internal works to building to include works to existing vaults and basement, works to kitchen fireplace, new flooring works to basement floor, removal of glazed screen on stair, electrical works (rewiring and lighting) reconfiguration of doorway (block existing and new opening) to WC off Hall, and the repair and replacement of internal doors. FINAL DECISION 22-12-2022 Granted
				Also, these very similar applications were withdrawn:
				2023/1320/NEW 2 Holly Terrace London Camden N6 6LX Works to the front lightwell, including repaving, repair to steps, removal of redundant water storage tank, and works to the paved garden area. WITHDRAWN -- Withdrawn Decision
				2023/0468/L 2 Holly Terrace London Camden N6 6LX GII LB NEEDS CO DAVID Full Planning and Listed Building Consent application for works to the roof, including repair works to existing dormers, formation of a new dormer, and the installation of Solar Panels WITHDRAWN 02-02-2023 Withdrawn Decision
				2023/0085/P 2 Holly Terrace London Camden N6 6LX GII LB NEEDS CO DAVID Full Planning and Listed Building Consent application for works to the roof, including repair works to existing dormers, formation of a new dormer, and the installation of Solar Panels WITHDRAWN 02-02-2023 Withdrawn Decision