

From: Janet Jones

Sent: Saturday, September 21, 2024 1:06 PM

To: Planning

Subject: Application 2023/2939/L & 2023/2876/P Revised Plans 4 The Grove

The further revised drawings for this application have no more to recommend them than the first two. This house is the best preserved of the group of 6 built in 1688 by William Blake in Highgate Village. It is listed Grade 11*.

Houses of this period have very shallow footings and this will be the case with the whole terrace with the exception of No.5 which was largely rebuilt in the 1930s by HGS architect C.H. James.

With regard to potential works, the application refers to the new basement at No 5 as an example. Access to the site is as difficult for No 4 as it was at No 5. The contractors at No 5 bulldozed the listed front wall in order to facilitate a JCB. When No 5 was rebuilt in the 1930s the footplate was enlarged whereas the footplate of No 4 is as it was built in 1688.

The application does not show any current problems with the existing foundations so underpinning a Grade 11* building, which is sound, simply to compensate for the addition of a, potentially very damaging, basement attached to one side is risky. Kensington and Chelsea have recently had two houses collapse because the 'renovators' were doing just that. It will need very experienced workmen to do the work and any problems encountered may affect the entire terrace. How can this be monitored?

4 The Grove forms an important part of an exceptional row of houses which could all be affected by this application and it should be refused. I would be grateful if you could post this objection to the website,

Janet Jones

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Highgate Society Environmental and Planning Group

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