

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4297/P	Highgate Conservation Area Advisory Committee	31/10/2024 11:11:14	OBJ	<p>Highgate Conservation Area Advisory Committee 24 October 2024</p> <p>2024/4297/P: 5 Bacon's Lane</p> <p>Highgate Conservation Area Advisory Committee responded to 2017/2646/P as follows:</p> <p>"Many changes in the planning regime have occurred since the application for an extension to this house was first made in 2013. These changes should be taken into account before any automatic extension of the permission is granted. I refer to the Highgate Neighbourhood plan as well as the NPPF. Policy DH4 of the neighbourhood plan is particularly relevant since this house is part of a coherent group built at the same time." The approved changes under that application were extremely unfortunate.</p> <p>We object to the current application as follows:</p> <ul style="list-style-type: none"> The proposal substantially increases the bulk of the house. Even though some houses in Bacon's Lane have been enlarged, those changes are de minimis compared with what is now proposed on this site. It is important that the scale of properties in Bacon's Lane be maintained and their importance to the heritage of Highgate and the Conservation Area conserved. We consider the bulk of the building taken together with the heavy eaves is unacceptable in this important location in the Conservation Area. As the Character Appraisal states and we also said in 2017, Bacon's Lane is a coherent group [of houses] built at the same time. The evaluation of the impact on Highgate Cemetery buildings and Landscape does not take account of the fact that the Catacombs extend along the boundary from behind St. Michael's Church to the rear of the adjacent house, no. 4. The Catacombs and the Lebanon Circle very close by are all Grade I listed as noted. The Cemetery has not only faced a loss of a considerable number of trees due to disease, though mainly in the East Cemetery, it also has plans to redesign the landscapes on both sides, not least because trees have impacted graves and buildings. A large mature tree is being (or has been) felled next to the Julius Beer Mausoleum (Grade II*) because it is causing structural damage to it. The comment about the 'new' buildings at the top and bottom of the Cemetery being an interesting contrast to the character of the Cemetery in the Character Appraisal could not have anticipated these proposed changes so close to the boundary wall and Grade I listed structures and Landscape. There is only one Visualisation of the relationship between the Cemetery wall and the site: "5BL_PP_9060 Rev A Visualisation Document.indd". This image shows the height of the Cemetery wall on the left and, in the distance, the proposed house and St. Michael's Church beyond. It seems more than probable from that image that the house would be very obvious and visible above the catacombs and from that very significant part of the Cemetery. <p>For the above reasons the application must be refused.</p>