



HIGHGATE SOCIETY

Planning Solution Team
Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Date: 27/12/24

Case Officer- Fast Track GG
Application number: 2024/5412/P

Site Address 6 Bacon's Lane London N6 6BL

I am responding on behalf of Highgate Society to the above application for the demolition of existing sheds to be replaced with garden studio. The Society objects to the application for the following reasons:

Highgate Society had objected to the previous application in June 2023. The applicant has now submitted a further application reconsidering the design after consultation, assistance and advice from heritage expert and the 20th Century Society.

Highgate Society had previously objected to the size and the height of the proposed studio, its proximity and relationship to the host and neighbouring buildings.

The new proposal does not address many of the points made by Highgate Society in our previous objection. The overall size of the studio is much larger than the existing garden sheds, and the height has increased from the previous proposal with the redesign of the roof shape to a pyramid roof and sky light, which in our view is intrusive and disparages the importance of the much-admired modern house by a distinguished architect.

The proposal would fail to preserve or enhance the character and appearance of Highgate Conservation Area and will cause damage to the setting of the listed building and therefore should be refused.

Yours sincerely
Maryam Armstrong-James

For and behalf of Highgate Society Planning Group

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