

To: Brendan Versluys - Planning Case Officer

**147 Highgate Road, NW5 – Application 2025/1745/P**

*Demolition and rebuilt of the front façade at first floor, alterations to front facade at second floor, alterations to shopfront (retrospective).*

The DPCAAC **objects** to this application.

**Front façade:** Note: drwgs 05 + 08 incorrectly show context fenestration at no 145 adjacent. Contrary to the applicant's statement that the alterations repair the urban fabric, the unauthorized work has removed the distinct character of an early 19C building within the historic early linear development along the listed Grove Terrace Squares. Removing precisely the historic elements that preserve and enhance and contribute significantly to our CA. Now replaced by a bland infill façade.

The work has removed the historic delightful quirky period dentil brick banding detail, the 6 over 6 elongated-pane windows, replaced by a reduced window size with square panes, and additionally lost the off-set window arrangement. No conflict with internal layouts necessitated the latter. The original first floor low window cills provided a delightful open full view out to the green squares. These details made a significant unique and positive contribution to the character of this parade and our CA.

**Design:** To retain some of the historic loss of detail, a dog-tooth isometric pattern brick top course should be installed below the coping stones to front façade and side return, to match the historic period detail of Nos 143 and 145. (**Not** the straight single dentil course as seen below gutter at the Victorian terrace Nos 149-157.)

**Rear elevation:** Note: drwg 06 deviates from as-built fenestration in location and number - from three windows shown to two. This may affect compliance with ventilation provision for internal layout.

**Shopfront:** Submitted drawings and as-built deviate from consent 2023/1885/P in the loss of the fanlight strip across top of shopfront. Surprising as the unit at ground floor, proposed as café, is entirely without other fenestration for ventilation. Note that this similarly has resulted in the installation of noisy ventilation equipment to control refrigeration units at both no 143, and nos 155-157 to the detriment of neighbours' amenity.

The solid brick coursing seen below the timber fascia board indicate a likely future awning installation to facilitate outdoor seating, at a location with busy footfall and pavement street furniture restrictions. See suggested informative below.

Stone corbels have been introduced either side of fascia shop front unit, placed on top of newly built brick 'support pillars'. An arrangement that was not an historic embellishment to this simple flat fronted shop front before and should be removed.

**Informatives:** Please include:

- Advertisement consent required if fascia illumination.
- External roller shutter installation consent required.
- Pavement seating license consent required.
- Note that the correct street number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.