



## THE HIGHGATE SOCIETY

10a South Grove  
Highgate, London N6 6BS

23 June 2014

Charles Thuaire,  
Development Control Team,  
London Borough of Camden,  
Town Hall,  
Argyle Street, London WC1D 8NH  
[charles.thuaire@camden.gov.uk](mailto:charles.thuaire@camden.gov.uk)

Dear Charles Thuaire,

**Athlone House, Hampstead Lane, Highgate, N6, Ref: 2013/7242/P  
Demolition of existing house and replacement with new 8-bedroom house**

We are aware of the fact that Camden planning policy requires that CO<sub>2</sub> emissions should be given careful consideration at Planning Stage and that emissions should be minimised as much as possible. This is within the context of the NPPF: (sec 10, paras 95-97) that requires local authorities to 'support the move to a low carbon future' and the London Plan section on Climate Change Mitigation (5.11) 'The Mayor expects all development to make the fullest contribution to the mitigation of climate change – that is limiting the extent of future change beyond what is already locked in.'

We draw your attention via the attached link to the ground breaking work done at Cambridge University on the relative CO<sub>2</sub> emissions of demolition and demolition plus new build using certain construction methods : <http://www.building4change.com/page.jsp?id=2393> , now enabling these mitigation contributions to be assessed.

The Highgate Neighbourhood Forum has drafted a policy which sets out a suitable means of making such an evaluation based on EN BS 15804 but with the initial demolition included in the calculation and a comparison required for a refurbishment alternative. This policy is based on discussions they have had with BRE.

We believe that the current development proposals, or any proposals of a scale likely to be required by the developers, do not meet the required standards. We therefore believe that the only way this can be met is if the building is retained, and that this is therefore an additional reason for refusal.

These additional comments do not amend or affect in any manner or to any degree whatever the list of reasons detailed in the Society's original letter of objection, that the development is completely unacceptable on a wide range of grounds and should be refused.

Yours sincerely

Catherine Budgett-Meakin

Chair, Highgate Society Sustainable Homes Group