

4 July 2014

Charles Thuairie  
East Area Team, Development Management  
Regeneration and Planning,  
Camden Town Hall, Argyle Street  
London WC1H 8ND

Dear Charles Thuairie

**2014/3517/P, 6 Highgate Road, NW5**  
**Proposed extension of two-storey property to four-storeys and alterations to shopfront**

Further to our telephone conversation, I object to this proposal and would be grateful if you would consider the following points:

1. **Setting/listed buildings:** As shown it would introduce a harmful element in the important setting of the row of listed buildings opposite; The Bull and Gate PH; 1-7 Highgate Road; the Forum; and the adjacent Church. Highgate Road here is the beginning of the important ancient historic route to Highgate Village (on to the North), and is in its entirety lined with very many listed buildings. No 6 also sits next to the handsome Victorian corner building at the fork with Fortress Road. A recent application for changes at No 3 is subject to reinstatement of original fenestration.
2. **Shopfront/sash windows:** When adjacent **No 8** Highgate Road was extended and its shopfront altered much attention was paid by Camden to ensure appropriate detailing of facade. The proposed shopfront in this application is harmful in design terms. It should reflect the idiom used for No 8. Also the fascia panel shown is oversized. Proposed sash windows should be annotated sliding sashes and importantly with traditional reveal setbacks.
3. **No 10 Highgate Road shopfront:** Note for information that these premises recently had an unauthorized shopfront installed, removing the original stall risers (currently Enforcement investigation). No 10 shopfront earlier had to reinstate open bond shutter on Appeal. Solid shutters on the adjacent Victorian corner building are also unauthorized but time expired for enforcement.
4. **Plot Density/extensions/neighbours amenity:** I note that the property does not have any true external space, Misleadingly the Existing/Proposed ground floor plans SSC 1000/PL01 and PL02 indicate an 'open area' and an unannotated rear space. These are not part of No 6, as confirmed on annotations on proposed elevational drawings. Due to the very close proximity of both the adjacent corner building Nos 2-4 Highgate Road, and the Fortress Road terrace - all with residential accommodation - the proposal seems excessively harmful to the amenity of their residents, by greatly reducing light and air, and introducing an oppressive rising bulk outlook either direct or oblique. The inclination to approve the additional storeys as judged visually from the Highgate Road street elevation by 'filling the gap' by matching the four-storey height of No 8 Highgate Road should not override the negative affect these extensions would have on the residential properties at the rear by hemming these in.
5. **Accommodation:** Proposed first/second floor two bedroom flat is not shown as self-contained. It is connected at first floor level, and linked to ground floor unit via an internal separate staircase.
6. **Waste/recycling storage:** Item 7 of application. Other than annotated 'storage' area on first floor (part of the ground floor unit) there is no annotated 'refuse/recycling' storage. If the latter is not annotated on plan, it will not be enforceable.
7. **Change of Use:** The premises have operated as a D1 use. What is first floor Use Class? Will this application define continued Use Class of ground and part first floor? Or proposed to revert to A1? Perhaps prudent to ensure this is noted so as not to slip into A2 by default. Continued D1 useful.

Yours sincerely

  
Non Howard  
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