

**Dartmouth Park Conservation Area Advisory Committee**

**2015/4094/P The Bull & Last Public House, Highgate Road, NW5**

We object to the proposal.

In 1884 the gardens of the Bull & Last public house were closely overbuilt to create to the north, adjoining the pub, the short terrace of 1-3 Hillside, Highgate Road, and to the west, -- with a brief interval deliberately designed to protect the light of the backs of the Hillside houses, -- a semi-detached pair of houses with very short open spaces behind them; i.e., the garden adjoining the pub was intensively developed, as was then permitted.

The current proposal to erect a four-storey house immediately to the rear of the Bull & Last pub (not a 'back extension' but an infill) in the few metres between it and 2A Woodsome Road will have seriously deteriorative effect on its neighbourhood and will unquestionably harm the Conservation Area.

Light to neighbouring houses, especially No.1 Hillside will be oppressively diminished, there will be a major loss of their privacy, the proposed building standing no more than some two metres from the conservatory of No. 2A Woodsome Road, and directly overlooking the rooflight windows in No.1 Hillside. (What of the building regulation that new buildings should stand at least 18 metres from existing structures?) The developer's assumptions about the effect of the proposed basement are incorrect, as the excavation would be significantly lower than the foundations of the Hillside houses.

The extensive glazing of the north wall of the proposed building and in in the roofs will create notable light pollution.

No adequate provision is made for the storage of bicycles, that in the basement requiring the machine to be carried down and up a flight of 14 steps including a right-angled bend.

As this proposal is not designated car-free there is a significant likelihood of an additional seven cars at least (from the bed & breakfast apartments and the proposed house) parking in already highly congested area, many of the Woodsome Road houses having two cars. This will have a further deleterious impact on the Conservation Area.

The proposed building will deprive the pub and the popular restaurant (as well as the proposed bed & breakfast facilities on the new upper floors of the pub) of storage for kitchen waste and rubbish, risking such waste being placed on the street to the endangering of public health.

The design of the proposed new house is completely out of keeping with neighbouring structures and will in no way preserve or enhance the Conservation Area, but on the contrary will significantly harm it, and must therefore be rejected.

We must also enter a caveat about the borough-wide attempts to convert pubs into residential accommodation, to which the proposals here under consideration might provide a first step. It is highly regrettable that no reference has been made to the valuable facility available to the community in the first floor of the pub.

M.H.Port, for DPCAAC.