

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0529/P	SUSAN ROSE CHAIR HIGHGATE CAAC	Heathwinds Merton Lane N6 6NA N6 6NA	23/03/2016 17:31:17	OBJEMAIL	Highgate CAAC feel that the attempt to satisfy the conditions approved after the appeal on this site is not satisfactory and much further work is needed if this permission is to be successfully implemented without causing undue damage to the conservation area. The issue of the effect on the light of the neighbouring building has not been resolved. the windows at the rear of the building are stil loversailing the public realm in a dangerous manner. \the canopy on the flower stall intrudes much too far over the pavement again a public area. There is no CMP and no information about how this building will be constructed without impeding the public highway and obstructing the footpath. using the other side of the road is not an answer since there are no adequate crossing facilities for the many pedestrians who need access to the High street and west hill. This application should not be approved until these matters are resolved..
2016/0529/P	Adrian Betham	c/o Highgate Society N6 4AA N6 4AA	23/03/2016 17:06:45	COMNOT	<p>1/ Variously described as 18 Pond Sq or 69 Highgate High St the site is seen on Title Plan LN50197 all to be in the curtilage of 67, the only Royal Mail address until recently and the one used for previous applications 9570135 & LE9900339.</p> <p>2/ Appeal Floor plans extend beyond the Location Plan which itself extends beyond the curtilage shown on the Title Plan contrary to Certificate A of the original application.</p> <p>3/ Any approval under conditions should explicitly confirm that Listed Building approval under the Planning (Listed Buildings and Conservation Areas Act) 1990 sections 1(5)(a)&(b) and 7 is needed before any work to the flower stall etc and that agreement of adjoining owners, principally the Council, would be separately required.</p> <p>4/ Details under Appeal A, Conditions 2 & 7 appear consistent with the appeal drawings but fail to meet the Inspector's criteria in paras 10. 11. 12 & 17:</p> <p>"10. The High Street elevation at ground floor level would incorporate divided glazed shopfronts as a continuation of those to the east ... with the alignment of elements within the façade in keeping with the levels and incremental development of the adjacent terrace.</p> <p>11. ...and other projecting windows to the High Street elevation echoing existing oriel windows in the vicinity.</p> <p>12. The scheme thus presents a logical and ordered approach to the site that responds to the surroundings.</p> <p>... the proposal nevertheless makes appropriate references to the features of neighbouring buildings while also recognising and responding to the unique qualities of the site, including the existing variety around the junction.</p> <p>17. ... the appeal proposal in time could be expected to be assimilated positively in the local townscape rather than be over-dominant."</p> <p>Approval may be refused, deferred or allowed subject to the criteria being considered against the Listed Building application.</p> <p>4/ Appeal A, Condition 8 appears to be met.</p> <p>5/ Appeal B, Condition 2 will require the Listed Building approval.</p>