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**Sent by email:** [Kate.Phillips@camden.gov.uk](mailto:Kate.Phillips@camden.gov.uk)

5<sup>th</sup> August 2016

Our ref: 16 07 07

Dear Kate Phillips

**2016/3252/P Erection of a 3 storey 3-bed dwelling following demolition of existing 3 storey dwelling, and associated works at 4 The Hexagon Fitzroy Park London N6 6HR**

The Twentieth Century Society has been notified of the above planning application which involves the demolition of house No. 4 at the Hexagon, a cul de sac style development which lies within the Highgate Conservation Area. We wish to object to the application, and the letter below sets out our views.

**Significance**

The Hexagon is an interesting private estate built in the 1960s, and the Society considers that it contributes to the rich twentieth century heritage of Fitzroy Park and the Conservation Area. The architecture is that of 'New Humanism', a style influenced by Swedish design of the 1940s, and widely referenced in municipal and private housing during the period. It was designed by Leonard Michaels, a friend of Ove Arup who lived in Fitzroy Park; Michaels also had connections with other important figures, working for a time with Erich Mendelsohn upon moving to America.

The estate is comprised of six individual houses which turn around the gently sloping site. Although each house is unique in plan form and varied in size, they all share a common configuration and palette of materials; flat roofed, they are clad with cedar wood weatherboarding and slim profile, sand coloured stretcher bond bricks. On completion, the Hexagon bore much resemblance to the contemporary work of Eric Lyons, particularly in the way the houses related to one another, and were carefully integrated into the landscape. Several of the houses have been altered over the years, particularly No. 1 and No. 3; however we consider that the coherence of the original scheme is still intact, and the intention of Michaels is still legible.

**Policy**

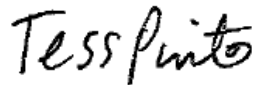
Policy CS14 of Camden's Core Strategy 2010 states that the Council will 'preserve and enhance Camden's rich and diverse heritage assets and their settings, including conservation areas...' (p. 90)

**Comment**

The Society considers that the demolition of No.4 would harm the coherence of the estate. It would result in the total loss of one of the more intact of the houses, and would harm the overall unity of the group. The Society considers that this loss would be regrettable, and instead recommends that the house is retained and sensitively brought up to the modern standards required by the applicant.

I trust that these comments are of use to you. Please do not hesitate to contact me at this office if you have any further queries.

Yours sincerely,

A handwritten signature in black ink that reads "Tess Pinto". The script is cursive and fluid.

Tess Pinto  
Conservation Adviser  
**Twentieth Century Society**

**Remit:** The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent member of the Joint Committee of the National Amenity Societies. Under the procedures set out in *ODPM Circular 09/2005*, all English local planning authorities must inform the Twentieth Century Society when an application for listed building consent involving partial or total demolition is received, and they must notify us of the decisions taken on these applications.