**Objection comments submitted on Planning Application REF: 2016/3252/P – 4 The Hexagon**

Following the recent submission by Soup Architects of a series of rebuttal points to support the above application, I would like to reiterate my objection to it on the grounds that these proposals will cause irreparable harm to this portion of the Highgate Conservation Area. All points from my objection comments, dated 26 July 2016, should also be considered as applicable to this most recent revision of the proposals.

Under the first heading in the Additional Information document, “Contextual data,” Paragraph {e} revisits the fact that No. 4 The Hexagon is not specifically identified by the Conservation Area Appraisal as a positive contributor. However, this stance not only misunderstands the significance of The Hexagon as a uniform and homogenous grouping, but also fails to appreciate the fundamental nature of a Conservation Area as a regional designation whose character should be preserved throughout its extent, and not just in isolated, individual examples. While development is not prohibited, there is no presumption that only those buildings singled out as positive contributors are to be protected against demolition. Furthermore, any demolitions within designated Conservation Areas are likely to lead to its character or appearance being severely compromised, particularly when succeeded by replacement structures which are inconsistent with their immediate surroundings. In such circumstances, the entire purpose of the Area’s statutory designation is likely to be undermined. Indeed, Camden’s CAA notes clearly in its description of Highgate that:

*In the 21st century, the Conservation Area is facing unprecedented pressure for residential development, often involving the demolition of existing single family dwellings to create luxury residences of high specification with potentially inappropriate scale and design for the character of the area.*

Moreover, as I pointed out in my previous objection comments, The Hexagon was specifically included in the original Highgate Conservation Area designation, despite being a newly built development, and therefore must be recognised as presenting important architectural and aesthetic qualities which both did and continue to warrant protection and preservation. This evaluation is underscored by paragraph 127 of the NPPF which clarifies that:

*When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*

Finally, it should be remembered that although the individual building in question is not a designated heritage asset, the Highgate Conservation Area is so, and therefore any demolition within it must be judged against the relevant criteria which are enacted to safeguard and sustain such assets. The NPPF is clear:

*Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.*

I would therefore urge the Council to recognise the intrinsic heritage value of The Hexagon development as a unified and cohesive group, reflective of the architect’s creative vision for this site, and as such meriting Conservation Area protection against the demolition of any of its six original homes.