



10A SOUTH GROVE
HIGHGATE
LONDON
N6 6BS

Charles Rose
Planning Solutions Team
Planning and Regeneration
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8EQ

6 March, 2017

By email only

Dear Mr Rose,

**RE: Planning Application Reference 2017/0353/P and Listed Building Consent 2017/1025/L
– 55 Highgate West Hill, N6 6DA**

On behalf of the Highgate Society, I would like to submit the following comments on the application to refurbish and alter the Grade II Listed Building at 55 Highgate West Hill, including the insertion of rooflights, lowering of floor levels and installation of new windows.

The Highgate Society does not feel that the proposed roof alterations are appropriate, internally or externally, although we do not object to the roof repairs and renovations. Nor do we believe that the insertion of a window to light the first floor stair landing is acceptable, even though it is very small. This side/eastern façade is clearly visible from the public realm and is a particularly salient reminder of the early village environs surrounding Pond Square and the type of cottage dwelling that was once so prevalent in the area.

We do not have any objection to the creation of a shower room under the stairs, the alterations to the windows of the extension or those to the door from the kitchen. The proposed new timber trellis is satisfactory, provided it does not exceed the height of the fencing already in place. We also do not object to the installation of a discreet set of railings either side of the front door steps, however the specific details of these should be confirmed with the Conservation Officer before planning permission is granted in order to ensure they are not obtrusive or obstructive, and that they are of a design suitably respectful of their heritage setting. The documents currently available for inspection on the website are not sufficient for these purposes.

Regarding the canopy, it is important to note that it was *in situ* at the time of the building's listing, and so is relevant to that designation despite being a later addition to the original building. Therefore, we are not entirely satisfied its removal is justified. In the event that permission is granted for the canopy to be removed, we wish to stress that any future applications for its reinstatement or the construction of a wholly new portico would be firmly opposed as being antithetical to the integrity of the Listed Building.

Finally, we note that the application does not consider the excavation required to lower the floor levels of the extension likely to have any archaeological impact. This situation must, nonetheless, be ascertained absolutely by the Borough Archaeological Officer before any potentially damaging development is consented to. The house is not only within an area of significant archaeological interest, but emerging Policy DH12 of the Neighbourhood Plan obliges development within such zones to proceed according to a series of measures designed to protect and preserve sensitive heritage environments. This is in addition to the drainage questions which are specifically referenced and we agree will necessitate thorough investigation for compliance with Building Regulations.

Therefore, while the Society is satisfied that some aspects of the current proposals are acceptable, we find that a number of other elements inherent to the submitted design are likely to cause harm to the appearance and integrity of 55 Highgate West Hill as a Grade II Listed Building and therefore to the Highgate Conservation Area. Hence on this basis, the Highgate Society objects to Planning Application 2017/0353/P and Listed Building Consent 2017/1025/L in their present form for the refurbishment and alteration of 55 Highgate West Hill, N6 6DA.

Yours sincerely,
TR Blackshaw
Highgate Society Planning Group

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