

16 March 2017

Charles Thuairie  
East Area Team, Development Management  
Regeneration and Planning  
Camden Town Hall, Judd Street  
London WC1H 8ND

Dear Charles Thuairie

2017/0465/P, 6 Highgate Road, NW5  
Variation of Condition 5 of consent 2014/3517/P  
Cass D1 ground floor surgery and upper floor 2 bedroom self-contained maisonette class C3

Further to our telephone conversation regarding the above, I have the following **strong objections** to the proposed variation and other amendments/changes:

**Change of Use:**

You confirmed that the initial proposed Change of Use from D1 to A1/A2 indicated in the Agent's letter of 25 January 2017 has been removed from this application, but may form part of a separate application.

**Demolition/Archaeological Priority Area:**

As the building is to be demolished in its entirety and an existing cellar space has now been acknowledged to exist, it should be recognized that this site falls within an Archaeological Priority Area in Camden's LDF policies and, as was the case in the adjacent No 8 Highgate Road, may require investigation. The retention of the 1.6m height cellar may also require monitoring.

**Fenestration / Streetscape setting opposite row of Listed buildings:**

The Section 106 and the Condition 2 (2014/3571/P) refer to fenestration to match the adjoining building 10 Highgate Road. This must have been an error, requiring change. In any event the proposed front elevation **changes from two to three window bays is visually incompatible** with the width of the premises, and the wider visual setting opposite a row of listed buildings. The proposal to match up with "No 8" would create an atypical horizontal emphasis in the townscape setting (see street listed fenestration layout enclosed). The front fenestration principle should be retained, as existing with two windows on each floor. The new building is also shown with parallel parapets as it adjoins No 8, and this separate vertical emphasis is best retained elevationally. For this small building site with its open street aspect retaining two windows per floor would continue to adequately light the rooms and would usefully facilitate the interior arrangements of the rooms for furniture, storage etc. A conservation officer may have a view at this setting.

**Obscure glazing:** All previously conditioned obscure glazing should be carried forward to this application, additionally the proposed window to front mansard at newly proposed bathroom should also have obscure glazing.

**Drawing changes from approved scheme:**

**Cellar:** This is new to the application. This variation should show on the drawings where the access to this facility is and thus whether the C3 or D1 premises have access to it. There is no access from the pavement which merely has pavement light setts.

**First floor wall divide** indicated on the revised layout living room plan. There is no overhead beam to have required even a dotted line. This wall should be removed so that there is no ambiguity about the introduction of a third bedroom/or separate room at a later stage.

Cont/. . .

**Attic floor bedroom:** The plan does not show dotted the extent of area complying with head height for Housing Standards for what is indicated as a double bedroom. The inserted en-suite bathroom on this variation/revision application has reduced the room size considerably. Previously the room did not have a rear dormer, but a rooflight.

**Two Bedroom Maisonette:** the drawings now indicate two double bedrooms (see above re compliance with standards). The previous application provided a single and a double bedroom. This new occupancy proposal will introduced additional demand for refuse and recycling storage facility requirements, and appears an overdevelopment of the site.

**Refuse/Recycling facility:** The revised first floor plan living accommodation shows a removed dedicated kitchen room, replaced by a kitchen unit-run within the living area. This will seriously compromise space allocation for storage of refuse and recycling. The small cupboard space available for this at ground floor entrance is very small. Adequate storage must be provided for this purposed and be annotated on the drawings. There is a continuous problem regarding the illegal placing of refuse on the pavement at this location and in similar such tight conversions without sufficient external storage space.

The informative 8 (2014/3517/P refers to 'adequate internal and external storage ...'.

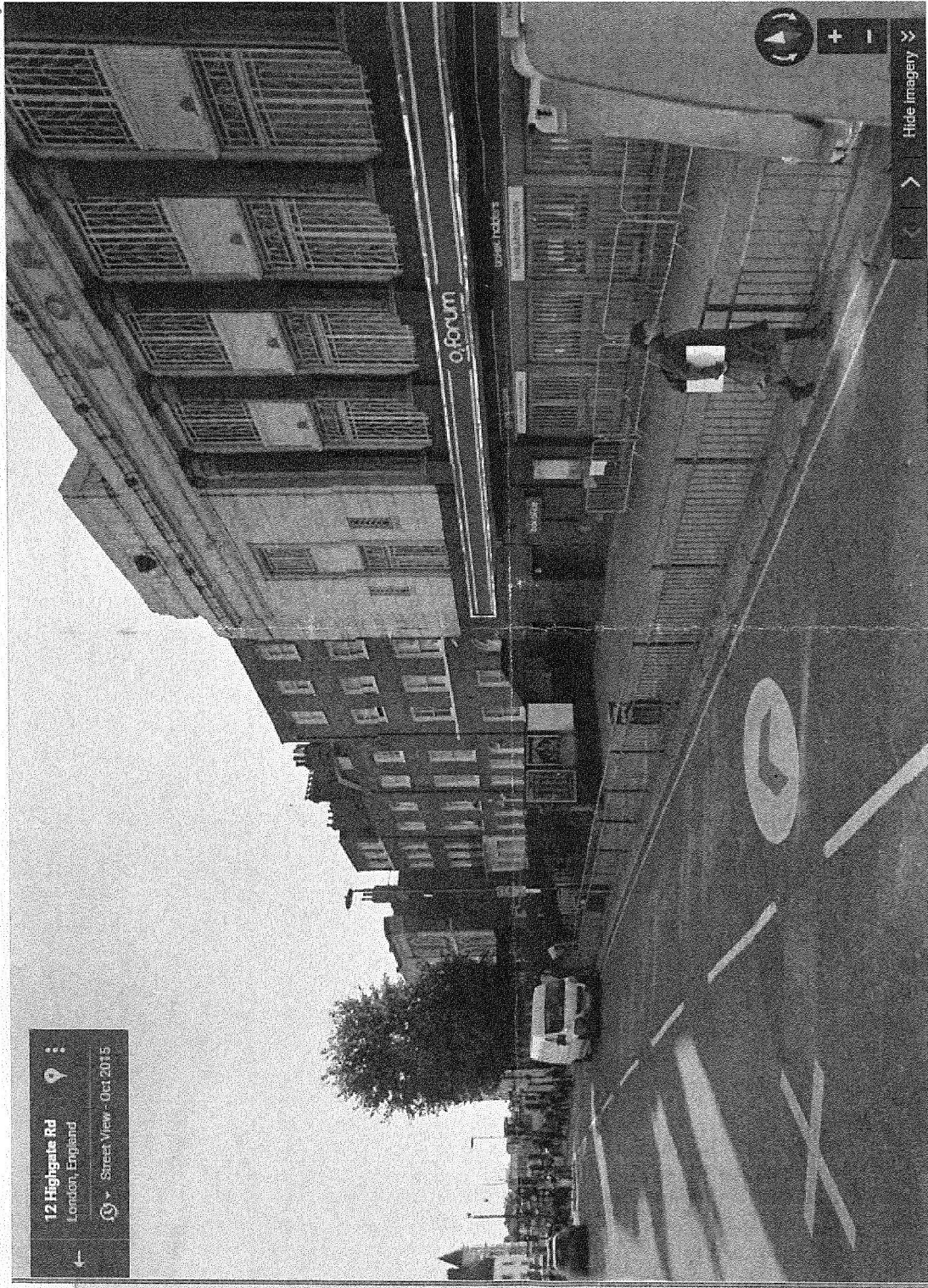
There is however, no 'external' space available for this maisonette. Please include a more detailed Informative; eg see those listed in Decision Letter numbered 2, 3 and 4 of 2011/3807/P at 143/145 Highgate Road, to facilitate any future need for enforcement.

**Parapet wall surround to flat roof:** The photos to the approved 2014 application report shows there is no "as existing" parapet surround. As Condition 3 (2014/3517/P) shows no roof amenity terrace is permitted. There should be no parapet introduced, and this should be removed from the drawing where it is shown surrounding a skylight in the elevation. The condition should continue to apply on this application. With the limited storage facilities possible in this tight internal layout proposed, the roof could readily become used also for freestanding storage and this should be disallowed for the benefit of the visual amenity of surrounding residential properties.

Yours sincerely



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USED BUILDINGS APPROX 6 HIGHGATE ROAD