

## Dempsey, Matthew

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**From:** Parry, Rachael  
**Sent:** 10 April 2017 17:07  
**To:** Dempsey, Matthew  
**Subject:** 2017/0502/P 20 York Rise

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Hi Matt,

Comments below:

No 20 sits within the Dartmouth Park Conservation Area and identified within the CA appraisal as a building which makes a positive contribution to the character and appearance of it.

The CA appraisal states:

'The appearance of shopfronts is an important element in the character of the small commercial parts of the Dartmouth Park Conservation Area. These areas are Highgate Road, Chester Road, the area around the junction of Chetwynd Road and York Rise and Swains Lane/Highgate West Hill.

The installation of a new shop front, shutters and grilles and most alterations will need planning permission. Inappropriate and poorly designed shopfronts detract from the character and appearance of the Dartmouth Park Conservation Area. The Council expects the quality and design of new shopfronts to respond sensitively to their historic setting'

Although the above does not specifically mention decking or balustrades; the proposed works (already installed) are not seen to respond sensitively to the buildings historic setting; nor does the work preserve or enhance the character and appearance of the Conservation Area; in fact the installation of the decking and balustrade creates division and creates an enclosure in this open area. The openness is seen to be of a particular character of this part of the CA. Less than substantial harm is caused by the completed works; no benefits have been brought forward which could be considered to outweigh the harm.

The decking and balustrading should be removed and alternative options explored for improving this shopfront and ensuring it contributes sensitively and enhances the Conservation Area.

Many thanks,

Rachael Parry  
Conservation Officer

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