
From: [REDACTED]
Sent: 25 May 2017 10:10
To: Planning
Subject: MD logged. Grove End House

26 Brookfield Park, NW5 1ER

Planning applications 2017/2381/L
2017/2383/P Grove End House, Hoghgate Road.

I write to object strongly to the proposals put forward in these applications..

Grove End House is Grade II listed in a Conservation Area, and is therefore protected against alterations that have serious impact.

Grove End House is a rare survivor of the detached villas that were the characteristic feature of upper Highgate Road at the start of last century. Such alterations as have previously been made (before the establishment of the Dartmouth Park Conservation Area) have not seriously affected its appearance from the public domain, as the now proposed additions will do.

The proposed attic extension at third floor level will seriously overbear the original structure - and the submitted drawings are inadequate.

The proposal to replace the mansard roof at second floor level on the East elevation with a higher vertical facade is historically inauthentic and will not 'preserve and enhance' the CA, as statutorily required, but on the contrary will damage it. Similarly the proposed white rendering of the South elevation will damage the historic integrity of the elevation, and be startlingly out of place.

The proposal's praying in aid of its design the work of Sir John Soane is absurd. (I have published extensively on Soane's buildings -- *History of the King's Works, VI*, HMSO, 1973.)

There is no perceptible benefit from the enlargement to justify it, it will have an adverse effect on neighbouring properties, and the additions will be visible from the public domain.

The applications should be rejected.

Professor M.H. Port