

Hugh Miller

Planning Solutions Team

Planning and Regeneration

London Borough of Camden

Town Hall

Argyle Street

London WC1H 8EQ

5 July, 2017

**By email only**

Dear Mr Miller,

**RE: Planning Application Reference 2017/2646/P – 5 Bacon’s Lane, Highgate, N6 6BL**

The Highgate Society would like to highlight this application as providing an opportunity for the Council to review the suitability of its proposals within the confines of Bacon’s Lane, and re-evaluate their impact on the wider context of the Conservation Area as a whole. As such, while we appreciate that the application in question is for renewal of extant approval, we nevertheless wish to raise several concerns we have over its likely effect on the aspect of the area, as well as the amenity of adjacent properties.

We wish firstly to stress that we have no objection to the architectural style of the proposed extension, nor do we disagree with the Council’s stated willingness to ignore conventional regulations requiring extensions to be conspicuously subservient to the main house. This is particularly pertinent here, as the house itself no longer presents as a building of historic interest within the setting of the 1950s Bacon’s Lane development.

However, we find that the scale of the proposed extension and its resultant increase in structural bulk on the site are inappropriate to this location. While views from the public road, South Grove, are likely to be unaffected, those from No. 3 Bacon’s Lane and The Old Hall will be, and this may clearly be seen in the application photos of the existing house from its garden. Similarly, the impression from the northwest, as well as from the adjacent No. 4, will emerge as noticeably more built-up and urbanised, and less green, open and suburban.

It is also important to recognise that, despite external assessments regarding loss of light to No. 4, it is the owners and occupiers of that property whose judgement of the resulting

conditions is most relevant, and so their considered opinion that they will suffer a loss of amenity should not be disregarded.

Finally, while we appreciate that various restrictions and conditions have been incorporated into the Construction Management Plan, the vagaries of travel times in London will inevitably make these extremely difficult to ensure or enforce. Bacon’s Lane is a very narrow road with cramped access from a congested stretch of South Grove, and queues of idling HGVs or even smaller vans will lead to disruption and inconvenience beyond the immediate locality of the building site.

Highgate is under increasingly intensive development pressure as more of its small to modest homes are replaced by or transformed into large, luxury villas, and the relaxed open aspect of its streetscape progressively infilled with metropolitan-scale built structure. We would therefore urge that the Council take this opportunity to reassess the previously approved scheme against the backdrop of a Conservation Area very much under threat.

Yours sincerely,

TR Blackshaw

Highgate Society Planning Group

Disclaimer:

The Highgate Society is an unincorporated association established for the public benefit. It endeavours to ensure that the information it provides as a free service is correct but does not warrant that it is accurate or complete. Nothing in this correspondence constitutes professional or legal advice and may not be relied on as such. In no event will the Society be liable for any loss or damage including without limitation, indirect or consequential loss or damage or any damage whatsoever arising from any objections, criticism, advice and information it provides.