

18 West Hill Park  
London N66ND

27 October 2017

Dear Mr Diver

**Proposed Works at 26 West Hill Park, N66ND**  
**Re: Planning Applications Nos. 2017/5176/P and 2017/5178/P**

I refer to the above proposals and would ask the Council to reject both applications and refuse to grant planning permission for the following reasons:

Application No. 2017/5176P – The proposed developments lie within the Highgate Conservation Area. The character of the West Hill Park estate is largely derived from the mix of dwelling types and density. No. 26, and its immediate neighbours closest to Hampstead Heath, are among the larger dwellings on the estate and are set in relatively spacious gardens. This gives a more open layout in this area which affords views into the estate, particularly from Merton Lane. The proposed 2-storey side extension would fill an existing gap and the terrace-like effect which would result neither serves to preserve or enhance the character and appearance of the Conservation Area.

Application No. 2017/5178P - This proposal seeks to replace an existing single storey pool house at lower ground floor level with a larger pool house which would extend over much of the rear garden. The existing building is a later addition to the dwelling house. Permitted development rights were removed when the estate was granted planning permission in the mid-1970s, and full planning permission for the structure does not appear to have been granted. The building, which appears to be unauthorised, is poorly designed and in need of repair. While it could be argued that its removal would be beneficial this in itself would not justify its replacement with a much larger development. The proposal would be visible from Merton Lane and the extensive use of glazing needed to allow natural light to penetrate the pool area would be wholly out of keeping with the character and appearance of the estate, and the Highgate Conservation Area would thereby be seriously harmed.

Yours sincerely

A black rectangular redaction box covering the signature of R C Maxwell.

R C Maxwell RIBA, MRTPI (Rtd)