



10A SOUTH GROVE  
HIGHGATE  
LONDON  
N6 6BS

02<sup>nd</sup> February 2018

Kristina Smith  
Planning Department, London Borough of Camden  
5 Pancras Road  
LONDON, N1C 4AG

**By e-mail**

Dear Ms Smith

**Re: Application No: 2017/6962/P, 51 High Street, London N6**  
**Name: LLOYDS BANK (NUMBER 51), Listed Entry Number: 1379424**

I am writing on behalf of the Highgate Society opposing the above application.

1. The Highgate Society recognises that this is a sensitive listed building clearly in need of upgrade and appropriate maintenance in order to enhance the character of the conservation area. The application has clearly gone through some revisions as outlined in the Heritage Statement Revision B. It is essential that the council lists all the proposed amendments and improvements to the exterior, including material choices and window specifications as listed on the revised drawings, as conditions, in order to ensure that the sensitive listed building is significantly improved as suggested in the application.
2. A vibrant retail unit facing the High Street is welcome. The upgrade of the front façade to reinstate the entrance door to the floor above is appropriate.
3. The proposed residential accommodation on the ground floor is acceptable. As it is double aspect and has an efficient plan it works well within the layout proposed.
4. The proposed residential accommodation on the basement floor is unacceptable. An unproportionate large part of the floorspace is storage, which severely compromises the other rooms, and the space left for habitable rooms are not sufficient for a 2p flat. The proposed flat is single aspect and the kitchen and dining room has no windows. There is no entrance area, the proposed front door is glazed and arrives in the middle of the living room. The basement floor alone is not suitable for residential accommodation.
5. The basement floor is suitable for ancillary space for the ground floor shop which in the current proposal is very small.

On the basis of the above, the Society objects to this application, and trust that Camden will refuse this application and encourage the applicant to consider another use on the basement floor.

Yours sincerely,

Siri Zanelli

A handwritten signature in black ink, appearing to read 'Siri Zanelli', written in a cursive style.

Highgate Society Planning Committee

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