

David Fowler

Planning Solution Team

Development Management

Camden Town Hall Extension

Argyle Street

London WC1H 8EQ

4th May 2018

Dear Mr Fowler

**2018/1800/P 2018/0868/L 51 Highgate West Hill London N6 6DA**

I am responding on behalf of Highgate Society to the above application. The Society objects to the construction of rooflights, replacement of pavement lights, front railing detail and the construction of a roof terrace at second floor level. Our comments are as follows;

1. Roof lights- We object to the construction of rooflights to both front and back as they are clearly visible from the public realm. There is generally a presumption against rooflights on listed buildings and this property’s location is backing onto Pond Square. Under Policy D2e the development is required to enhance the character or appearance of the area, there will be very little tiled roof left with all the interruptions and therefore detrimental. There are no other rooflights to Pond Square and the one rooflight to Highgate West Hill adjoining building detracts from the appearance of the building.
2. Front pavement lights- We object to the replacement of the pavement lights unless with identical replacement as they are listed. The applicant proposes alterations to increase lighting to the basement (Policy D2j).
3. Front railing- We object to the reinstatement of the front railing as indicated on the drawings. The handrail drawn has posts in the corners rather than a sweeping bend and there is no mid rail on the neighbours. We will have no objection if the handrail exactly matched the existing.
4. Rear Extension -We accept the arguments put forward by the applicant in support of their design for a lightweight glazed addition subject to details.
5. Roof Terrace- We object to the construction of a roof terrace as it will overlook the adjoining gardens. The 1800 high opaque screen on the side will detract from the listed building and without it there will be overlooking (Policy D2e)
6. Bathroom Window- We have no objections.
7. Re- rendering the front elevation- The removal of rough-cast render with smooth ashlar detailing to match the adjoining buildings will clearly be a benefit.
8. All new windows must exactly match the existing.

Yours sincerely

Maryam Armstrong-James

For and behalf of Highgate Society Planning Group

