



10A SOUTH GROVE
HIGHGATE
LONDON
N6 6BS

David Peres Da Costa,
Planning Solutions Team
Camden Town Hall Extension
Argyle St
London WC1H 8EQ

25th November 2018
By email only

Dear Mr Peres Da Costa,

RE: Planning Application Reference 2018/4925/P – Channing Junior School, London N6 5JR

On behalf of the Highgate Society, I would like to submit the following objection to the above application for the following reasons:-

1. The public exhibition was a box ticking exercise in public consultation. By being held between 1000 and 1700 on two weekdays ruled out the vast majority of people that might be interested in what the school were proposing but had jobs to go to. The attendance of just three people reflects the lack of publicity and the hours of opening. The exhibition consisted of just one new board which showed the elevations and roof plan only, with no floor plans whatsoever.
2. In order to reduce the depth of the dining hall extension they have had to make it wider, particularly further to the west. **To do that they have apparently moved tree no2.** The tree survey submitted (below left) shows the root protection area going through the trunk of tree no1. The proposed plan (below right) shows the tree trunk moved completely to the end of the outbuildings and the RPA only reaches to the centreline of the road. The RPA of tree no3 is now half under the tarmac roadway and tree no4 has disappeared. We trust that this was an accidental mistake as anything else would be unthinkable, but either way we would request that the drawings be corrected and the design adjusted to take account of the RPAs of trees nos2, 3 & 4 before this application is even considered.



3. This application has made the hall slightly smaller and more respectful of the existing external staircase but we still feel that the addition of a plinth on this side of the original house is a great

pity. The drawing below is a fairly accurate depiction of how Fairseat House looked in the 1880s and that view is still unaltered today. The way it sits on the ground is fundamental to its attractive appearance. There are several policies referring to back extensions which are specifically designed to prevent them being full width so that the original façade might be appreciated, at least in part, in its full height and relationship to the site. Indeed with a house of this grand scale set in parkland one might well consider that the garden elevation is the primary elevation. This building already has a plinth on the East side which the school has planning consent to widen and build beneath. To have plinths on both elevations facing the gardens will have a quite destructive effect on this fine building.



4. Whilst the new proposal at left is marginally smaller than the previous proposal it is still far too large when compared to the original house and now, because of its more independent appearance, competes for attention rather than being subservient.



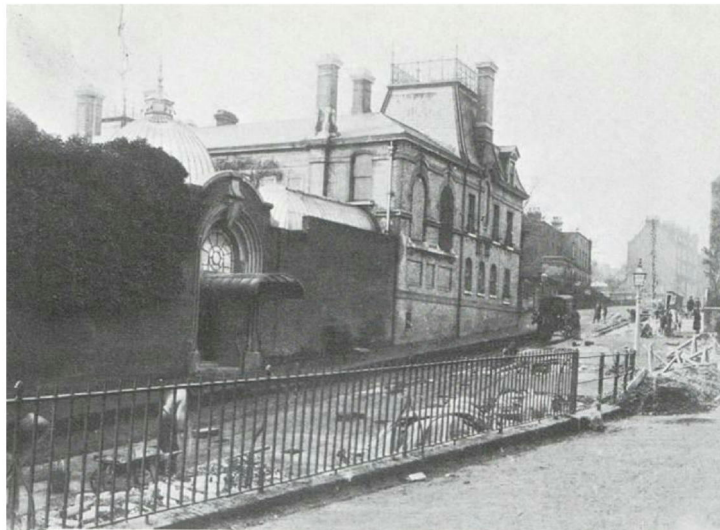
We trust that the gap in the trees in the image above right is not a reflection of any tree removals.

5. If anything the previous fenestration which could be read as a continuation of the small cloister alongside the external curved staircase, was more sympathetic to the original house than the new proposal.
6. In the planning statement they refer to the depth of the extension being less than 150% of the existing building yet the elevation below clearly shows it is more than 150%. They note that part of the original house was demolished but this rule must surely be intended to apply to what remains on site today. The previous consent 2017/7080 has already allowed for a plinth

extension to the east and north so the combined effect is marooning and divorcing the original house from its setting.



7. Following the public consultation we did write to the School with our thoughts and advice but we received no reply whatsoever, despite making a request to meet and discuss the issues prior to the application. It is clear from the planning statement that they have discounted the idea of keeping all of the redevelopment on the Eastern side, preferring to stay with the original masterplan which we still feel is flawed. The attached "current proposal" highlights our concerns. One of the ideas that we put forward on our "suggested proposal", also attached, was the separation of vehicular access from pedestrians and it appears that will form part of a later application. Whilst this might be a controversial suggestion, we are concerned, if the overall masterplan might eventually put the vehicular entrance to the east, and the pedestrian/pupil entrance to the west, then why does this current application site the kitchen to the west? Will kitchen deliveries and refuse collection still go through the existing west entrance, or through the playground, both routes being ideally pedestrianised for reasons of child safety? This does not appear to have been thought through. The relocation of the hall and kitchen to the east elevation would help separate the vehicles and the children and it also leaves the principal view of Fairseat House, shown above, untouched. If the new hall were to be seen above the boundary wall then it could be treated as a contemporary interpretation of the orangery that used to sit in this corner before the trams went in.

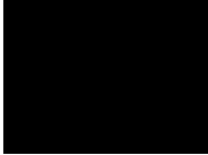


8. We welcome the advice from GLAAS and agree that, if approved, an archaeological condition must be applied in the form they recommend.

On the basis of the above, the Highgate Society objects to this application in its present form on the grounds that it will cause substantial and irreparable harm to the heritage asset, which is referred to in the statutory listing for Waterlow Park alongside Lauderdale House and Andrew Marvel's Cottage. We are

copying this letter to the conservation team at Camden as we believe it deserves greater protection as a heritage asset.

Yours sincerely,



Highgate Society Planning Group

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