



Dear Ms Hazelton

**3 Bacon's Lane**

**Application number: 2019/2044/P**

**Application type: Householder Application**

*Erection of single storey rear extension; erection of new garage to southern boundary; partial conversion of existing garage to habitable room and installation of new doors; over-cladding of the building with powder coated aluminium incorporating new balconies to front, sides and rear with alterations to fenestration and front entrance canopy; relocation of front entrance door; enlargement of rear dormer and erection to 2 x new dormers to side roof slopes; erection of new front and side garden walls; demolition of 2 x chimney stacks; and alterations to garden levels.*

This application amounts to an almost total rebuild of this 1950s House which is not listed but in a Conservation Area and part of an important group of houses within Highgate village. Bacon Lane was the concept of Leonard Menasseh and his own house No. 6, which is Grade 2 listed, is very close to this proposal.

The existing house has an iconic chimney and internally there is an interesting curving staircase both of which have been removed in the new proposal.

The main house application is close to the footplate of the existing house, however the proposed dining room and garage extensions add significantly to the bulk and the result is completely out of kilter with the other Leonard Menasseh houses. The renders shown on the application carefully ignore the Leonard Menasseh's No 6 Bacon Lane which is actually quite close. They also show the house covered with trees but, in reality the front garden is minimal and unlikely to support trees of any size.

This application would have a detrimental impact on a distinctive enclave in Highgate village.

Yours sincerely

Janet Jones  
Planning Group,  
The Highgate Society

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