

1st October 2019

Dear Ms Raghunathan,

2019/4092/P: 45 Highgate West Hill London, N6 6DB

45 Highgate West Hill is a Grade II* semi-detached house dating from 1729 and is set in the historic centre of the Highgate Village Conservation Area. The neighbouring 46 Highgate West Hill is also Grade II* and together were described by Pevsner as ‘a formidable pair’. Highgate Village is a Conservation Area of extremely high historic significance – originally growing up around the Bishop of London’s deer park, it saw considerable prosperity and growth during the C18 as a gentleman’s escape from the pollution of the capital.

Following on from our previous comments, dated 23rd September 2019, The Georgian Group has attended a site visit to discuss the proposals with the architect, heritage consultant and owner.

We are now content with the proposals and withdraw our recommendation for withdrawal or refusal. The site visit demonstrated that the proposals are not of as large a scale as originally believed, and that the application does meet the requirements established in paragraph 194 (National Planning Policy Framework 2019) to clearly and convincingly justify the development. The applicant has also demonstrated that the public benefit will be an improved visual impact due to the removal of the unsympathetic concrete balustrade and roof terrace.

Going forward, we wish to see detail of materials to be used for the extension, including details of window joinery. We also request that we are consulted further should the proposal materially change.

Yours sincerely,

Matilda Harden