



Joshua Lawlor,
London Borough of Camden
Planning Department
5 Pancras Square
London N1C 4AG

18th November 2019
By email only

Dear Mr Lawlor,

**RE: Planning Application Reference 2019/4092/P & 4270/L – 45 Highgate West Hill,
London N6**

On behalf of the Highgate Society, I would like to submit the following comments on the above application. I can only apologise for the late issue of this letter and hope the comments can be considered when writing your report: -

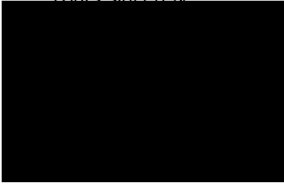
1. Prior to the application being submitted we were invited to visit the site and met with the architect and owner. Whilst we have much respect for the architect and what they are trying to achieve here, being very similar to an earlier award winning scheme in Wapping, we did raise certain issues as follows.
2. The length of the extension and the inclusion of a full basement beneath it, we felt could affect the roots of the two large trees to the rear. These trees are of great importance in the way they separate these two houses from the surrounding later developments, particularly when seen across the reservoir. The client confirmed that the two trees were the size stated in the arboricultural report which was a surprise given their height and age. We would ask, if not already done, that your arboricultural team take a close look at these trees to ensure that the proposals will not have any detrimental effect on them.
3. We felt that the existing ground floor curved connection between the original house and what was the garage extension was a better resolution of the differing alignments of the original house and the proposed extension, than is the current proposal of an acute angle with a glazed slot window. The argument that it makes clear what is the new extension is undermined by the fact that the link block is also new. The effect of this type of connection makes the extension appear unduly prominent and separate, as if it were a separate dwelling, which it is certainly large enough to be.
4. The inclusion of a front door in a new lightwell is also a concern and we would recommend, if you are minded to approve, that a condition or S106 agreement be applied to ensure that this extension cannot, in the future, be separately occupied other than as an annex to the main house.
5. Apart from this reservation we were generally supportive of the replacement of the 1970s extension with one that had evident quality in the detailed design of the elevations. We agreed that this was the right approach, avoiding pastiche and imitation whilst respecting the context and the host building.
6. We were concerned that the photomontages, particularly those looking across the reservoir, were not correctly drawn and Chris Dyson undertook to correct them for us before making the submission. We were not shown revised images before the submission was made. We remain concerned about the roof level of the extension when seen in these views and how it might

impact on the setting of the listed building. If you look at view A in summer and in winter the extension is clearly a different height. The summer view is far more acceptable than the winter view in our opinion, but which is correct? Views B and C unfortunately seem to be more like the winter version of view A.

7. This did not come up in our discussion at the meeting but we have noticed that the first floor glazing on the "flattened" rear elevation is inevitably drawn wrongly. It cannot be the same length as the ground floor glazing, when flattened out. I believe the true elevations should also be provided so that the true location of the proposed extension can be seen, somewhat closer to the original house than when the elevation is flattened out.
8. The site is within the Highgate Village Area of Archaeological Importance, and since the proposals will involve considerable excavation we consider it important that there should be a condition requiring an archaeological assessment and, at the very least, a watching brief with the ability to excavate and record any archaeological features noted, preferably before the commencement of works. We note that Historic England have made a similar request and trust that it will be conditioned.

The Highgate Society believes that the issues raised above should be addressed before a decision is made.

Yours sincerely,



Highgate Society Planning Group

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