

From: Rae [REDACTED]
Sent: 03 January 2020 18:43
To: Walsh, Jennifer <Jennifer.Walsh@Camden.gov.uk>
Cc: Nicholas [REDACTED]
Subject: 3-6 Oak Court, St Albans Villas. 2019/4889/P -2019/5300/L

Dear Jennifer Walsh

Please could you upload the original objections below to P and L applications to replace the DPCAAC comments of 31/10/2019, submitted in error.

Further objections following subsequent receipt of the Heritage Statement for 2019/5300/L have been posted.

Regards

Rae Fether
For DPCAAC

3-6 Oak Court, St Albans Villas 2019/4889/P -2019/5300/L

OBJECTIONS

Location: These grand villas sit in a highly prominent location in the CA opposite the Heath and adjacent to the listed La Sainte Union. It is imperative that a Conservation Officer notes our comments.

Appearance: D & A Statement 3.9 “ By replacing the windows it is thought that the external appearance of the site will to some extent return it to its original appearance” We do not think this is an adequate aspiration for these villas in such a highly prominent location part of the ancient Highgate Road gateway to the North, lined with many other early significant listed buildings. Therefore correct type of fenestration and glazing is crucial to the appearance of these villas.

Unauthorised Work: Since listing multiple unauthorised work has taken place by the Council to these villas; including unsympathetic window replacements, standard security gates, replacement of slate roofs, sections of pvc gutters/downpipes etc.

These harmful alterations introduced after the listing in 1999 should be rectified.

Fenestration: The window schedules shows an intent to reinstate the original design configuration to elevations. However there are scant 'Slimline' details submitted to assess timber section/frames. Sash windows should be traditional and not spring loaded. There is no information on type of glazing proposed.

Camden's Conservation officer on recent applications for listed buildings: at 68 Highgate Road and the Council's Enforcement of unauthorised window replacement at 70 Highgate Road (Camden Council's property) insisted in both cases to reinstate timber single glazing to sashes with suggested secondary glazing.

External works:

Cables should be rerouted/removed from the front elevations.

Answerphone units and internal lighting fixtures to porches are unsympathetic and do not compliment listed buildings.

External Decoration: Pale cream traditional paint colour in early 19C facades should be used, currently two tones.

Roof: original slates replaced with artificial after listing. This is not acceptable. Listed No 70 Highgate Road (also Council's own property) was re-roofed in slate.

Soffits and Fascia boards: Circular vents look most unsightly.

Gutters and Rainwater goods: pvc should be replaced.

Utilitarian security gates: can these be improved upon.

Refuse storage: presently wheelie bins, caddies etc are left exposed in front gardens, would a purpose built unit be more appropriate to the listed buildings and be considered at this stage.

17/11/2019

DPCAAC