Application No:	Consultees Name:	Received:	Comment:	Response:
2019/5756/P	Highgate Conservation Area Advisory Committee	09/01/2020 17:34:06	OBJ	Highgate Conservation Area Advisory Committee objects to this proposal. We presume there is a Listed Building Application for the proposed works but have been unable to locate it.

The site of the proposed car park and bin store lies in open space contiguous with some of the most important open spaces in Highgate and beyond. The retention and continuity of green space is important for many reasons and rightly covered by planning policies. We object to forming a car park on this significant green space.

The purported 'clash' between vehicles and children will have been known at the time of the planning application for Fairseat to which this relates. Presumably a risk assessment on such an important aspect of that proposal was done at that stage and risks suitably eliminated.

In obtaining permission for a temporary entrance a promise was made to carefully retain the bricks (has this been done?) and rebuild the wall on completion of construction. This promise still stands and this application seeks to remove it. These are the issues:
1. A car park becomes brownfield land which could lead to future building which would be unacceptable
2. There is no Transport Statement to justify the need for a car park for staff. Where are the minibuses parked at the moment? Would there be more traffic movements in/out onto Highgate Hill than there are at the moment?
3. The proposal removes 4 parking spaces from the public road diminishing the economic viability of Highgate Village in favour of a unidentified need
4. The continuous high wall was a significant and important visual element in the street scene on Highgate Hill delineating the edge of the open spaces beyond and in balance with The Bank on the opposite side. These elements form part of the historic streetscape of Highgate and must be retained.
5. Open space can rarely if ever be retrieved and using it for development runs counter to policy