
From: Martin, Elizabeth
Sent: 21 January 2020 10:54
To: Dempsey, Matthew
Subject: RE: 2019/4919/L

Follow Up Flag: Follow up
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Dear Matt,

I've just submitted the following comments via M3:

Context

9 Holly Cottages forms one of eleven predominantly stuccoed houses, mostly built 1806-1813 on the site of a larger house, Grade II listed and situated in the Highgate Village Conservation Area. This Conservation Area has a variety of plan forms. The historic village, centred around the High Street, has a relatively random pattern of plot sizes which tends to reflect the importance of the individual properties. The Conservation Area also contains late Georgian and Victorian terraced developments which conform to a regular plot size, typical of speculative development of the period.

Local Plan Policy Context

Local Plan Policy D1 states:

The Council will seek to secure high quality design in development. The Council will require that development:

a. respects local context and character; b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage.

Local Plan Policy D2 states:

To preserve or enhance the borough's listed buildings, the Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building.

Comments

The application seeks to address comments raised by my colleague with regards works to the existing 1920s and 1950s extensions to the rear of the property. It has been shown that the existing crittal windows are substantially corroded; their replacement with new double glazed crittal windows is not objectionable- details of the windows should be secured via condition to ensure the dimensions of the existing and proposed are as similar as possible. The applicant has also amended the plans to take into account comments regarding the solid to void ratio of the rear extension and the proposed materials. The proposed elevations on 'preferred revision drawings' (drawing ref 1902-13) are acceptable; the plans have been modified to incorporate timber doors with a better solid to void ratio, more in keeping with the main house. The submitted roof details are acceptable. The proposed changes are sympathetic to the special architectural and historic interest of the host building, and would preserve the character and appearance of the wider conservation area, in compliance with Local Plan Policies D1 and D2.

If minded to approve, can the following conditions be added please:

- details of new fenestration at 1:20, 1:5 and 1:1 scale where appropriate to be submitted and approved;
- All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution;
- No cleaning of external building fabric is permitted by the granting of this consent, with the exception of a nebulous water spray;
- No new flues, pipes and vents are permitted to the face of the building other than those shown in the approved drawings.

Kind Regards,

Elizabeth Martin
Senior Planner (Conservation)

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