



10A SOUTH GROVE
HIGHGATE
LONDON
N6 6BS

Charles Thuaire
Planning Solutions Team
Camden Town Hall Extension
Argyle St
London WC1H 8EQ

19th February, 2020

By email only

Dear Mr Thuaire,

Planning Application Reference 2020/0188/P – The Coach House, Hampstead Lane, London N6 4RU

The Highgate Society objects to this application for the following reasons.

This building has formed a significant landmark on the road from Hampstead to Highgate ever since it was built. It is one of only two or three buildings readily visible on this side of Hampstead Lane for a considerable distance. Its prominent location as part of the boundary wall to the Athlone House Estate and being opposite the playing fields of Highgate School give it a strong presence in the Highgate conservation area and we feel that its classification as a positive contributor is well deserved. We strongly disagree with the conclusions drawn by the authors of the Heritage Statement, who are perhaps less familiar with the importance of the building to its setting over time. Their suggestion that the “front” elevation would actually have been to the south is clearly not supported by the facts; the level of detailed design and craftsmanship that have gone into the road frontage leave no doubt that this was the public face of the building and also an important part of the estate. We do regret the choice of window frames used in the conversion to residential but this should not be used as an excuse to belittle the importance of the building overall.

The originally submitted drawings seem to almost deliberately conceal the whole length of the principal elevation to the road so it was not possible to make a considered decision on whether the proposed first floor extension would unbalance the composition. Whilst the attention to detail in this proposed extension, on a like for like basis, looks acceptable on paper, in reality the construction will look new for a considerable period of time. The photomontages showing identical coloured brickwork complete with patches of water staining are quite unrealistic and unrepresentative of what it will look like in reality.

The existing gateway with brick piers surmounted with stone ball finials is an important original feature and we feel that the way one pier is to be subsumed into the end wall of the building harms its historic and aesthetic setting which in turn harms the conservation area. If even a short section of wall could be retained next to the pier it would look a lot less awkward. This might also resolve the problem of a very small final castellation at parapet level on this corner, when at the other end of the building the final castellation is, correctly, slightly larger than the rest.

We are surprised that the advice given in the pre-app does not address these shortcomings. Until these points have been addressed, we regret that we cannot support this application.

Yours sincerely,



David Richmond,
On behalf of Highgate Society Planning Group

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