

3422/P20/10/20

2020/3422/P - 143 Highgate Road, alterations to shopfront
(and combining Nos 143 and 145 into one unit)

We object to this application.

The application refers to two properties, Nos 143 and 145. In order not to cause future confusion should the application not reflect this for accuracy? (see previous application 2010/1361/P which included these two units; this was granted conditional consent following an Appeal. For the release of its refuse condition 2011/3807/P: see below. The drawings, plans and elevations, include two retrospective changes. One the connecting opening between shop units has already been formed, as have changes to the shop window glazing divide at No 145 (see photo Google 2019). A Highgate Road elevation showing the pre-existing shopwindow is therefore relevant. (see photo Google 2019)

We are delighted to see this corner site back in use, attractively renovated, and making a useful and positive contribution to the community. However we note that the Wesleyan Place shop window display has been obscured by blinds; this removes light spillage onto the street for natural surveillance, otherwise the street is very dark.

Shopfront design: Our Dartmouth Park CA has a number of these classic Victorian corner retail units with characteristic corner splayed entrance. It is important to retain the visual balance of such units and their shop window symmetry. Directly opposite No 141 also retains this, forming the entrance into Wesleyan Place.

Therefore, we object to the unbalanced appearance that would be created by this proposed change. No 145 is also a separate smaller early 19C building. The attraction of this historic parade should be retained by keeping this individual characteristic aspect, which is also evident in different fascia depths.

We are unsure what the current Use Class is of unit No 145, which was at one stage an antique shop, a fish shop, and recently used as a café.

Disabled access: The door to No 145 should be permanently left unobstructed to provide disabled access, as the door to No 143 has a stepped entrance.

Refuse/recycling in a combined unit: Release of Condition re refuse/recycling locations 2011/3807/P, refers in officer's delegated report response to CAAC/Local groups comments/objections, "that the appeal plans show a storage area at basement floor level of No 143, which will provide space for waste and recyclables for the commercial unit".

The current application does not show the internal arrangements for this facility once units Nos 143 and 145 are combined. This needs to be addressed, as a large waste container is currently left out on the public highway in Wesleyan Place, obstructing the public footpath. The pavement here is a public space with grating inset to basement.

Rae Fether
on behalf of the DPCAAC



