



10A SOUTH GROVE
HIGHGATE
LONDON
N6 6BS

Joshua Lawlor,
London Borough of Camden
Planning Department
5 Pancras Square
London N1C 4AG

21st November 2020

By email only

Dear Mr Lawlor,

**RE: Planning Application Reference 2020/3067/P & 3397/L – 45 Highgate West Hill,
London N6**

On behalf of the Highgate Society, and further to our previous letter of objection, I would like to submit the following comments on the above application. The Society objects to this proposed garage in the strongest possible terms, for the following reasons: -

1. This proposed garage was included in a pre app submission for a previous application (2019/4092/P). This was considered by yourselves, and by Historic England and both concluded that it was unacceptable.
2. The letter from Historic England dated 20th September 2019 states:-
“Garage
5.9. Policy A3 states that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation. The Council will also require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 ‘Trees in relation to Design, Demolition and Construction’ and positively integrated as part of the site layout.
5.10. Given the proximity of the proposed garage to mature trees any future planning application would need to include the submission of an arboriculture report to demonstrate that no harm would be caused.
5.11. The proposed wooden garage would be located within the triangular piece of land with trees and shrubbery which fronts the main road. It is considered that the garage would cause harm to the setting of the listed building. Although the woodland to the front of the property is not designated open space, its unaltered nature is considered to hold townscape and amenity value that contributes to the setting of the listed building and the wider Highgate Conservation area. The introduction of vehicle parking would intensify the use of this currently untouched woodland which could not be supported.”
3. The applicant made significant alterations to their application following those pre-app discussions, including omitting the garage, and on that basis was granted consent. In our opinion, the applicant was very fortunate to gain that consent. We do not consider that anything has changed in the last 12 months that would now make this proposed addition of a garage acceptable.
4. We consider that such an extension would significantly harm the setting of the listed building, and would harm the Conservation Area.

5. We are surprised to note that Historic England, quoted above, has not made any comment thus far and would ask whether they have been invited to do so, given the importance of the listed building and the Conservation Area.

The Highgate Society strongly objects to these applications. In light of the comments previously given, these applications really should never have been made.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'J. Smith', written in a cursive style.

Chair Highgate Society Planning Group

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