



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 2020/4346/P & 4858/L – 45 Highgate West Hill, London N6**

On behalf of the Highgate Society, I would like to submit the following comments on the above application. The Society objects to this proposed extension in the strongest possible terms, for the following reasons: -

1. This proposed addition to the height of the 1930s extension to this Grade II\* listed house was included in a pre app submission for a previous application (2019/4092/P). This was considered by yourselves, by Historic England, by the Georgian Group, and by the Society for the Protection of Ancient Buildings and all concluded that it was unacceptable.
2. The letter from Historic England dated 20<sup>th</sup> September 2019 states:-  
***“Alterations to the 1930s building***  
*5.4. The 1930s extension is subservient to the 1720s building and sits well within the setting of the historic listed building and contributes to the significance of the listed building. It has its own merits by way of its period architecture. It is now part of the established character of the listed building.*  
*5.5. The proposed raising of the ridge of the 1930s extension would cause harm to the listed building. The existing 1930s extension reads as a subordinate element to the original 1720s house. Considering that the mansard roof was a later addition to the original house, the height of the original house needs to be well regarded. The current height of the 1930s extension therefore should be maintained in order to preserve the significance of the Grade II\* listed building.”*
3. The letter from the Society for the Protection of Ancient Buildings states:-  
*“Whilst the existing 1930s extension is not a building of importance in its own right, it is of a much more appropriate scale, referencing the smaller houses on the East side of Highgate West Hill around Pond Square and South Grove. It is this contrast of scales which sets the higher status houses into context. A pleasing mixture of the ‘vernacular cottage’ alongside the ‘polite’ Georgian architecture characterises this part of the village, on both sides of Highgate West Hill. The proposed new extension, because of its excessive scale, would fundamentally alter this relationship, causing harm to both the listed buildings and their setting.”*
4. The applicant made significant alterations to their application following those pre-app discussions, including not altering the existing 1930s extension, and on that basis was granted consent. Historic England commented:-  
*“ We welcomed the revisions made to the scheme at the pre-application stage that retain the existing roofline of the 1930s extension, which helps to maintain the primacy of the main house taken within the context of the wider proposals to extend the building.”*

5. 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 1500mm to the roof height of the 1930s building acceptable.
6. We consider that such an extension would significantly harm the listed building, of which it is a part, would harm the setting of the 1720s house when seen from the Grove, and would harm the Conservation Area.
7. We are surprised to note that none of the previous consultees quoted above have 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 both this application and the application for the garage HGP/2020/3067/P & 3397/L. In light of the comments previously given on both schemes, 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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