

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5628/P	susan rose	31/01/2021 11:41:47	OBJ	<p>Below is the relevant paragraph from the Highgate (Camden) Conservation Area character Appraisal which makes clear that the Application for 23 West Hill Park ignores this as well as all the covenants on the estate which have ensured that it exists today very much as originally built.</p> <p>¿Merton Lane. To the south of Merton Lane is West Hill Park, an estate of 42 dwellings by Ted Levy, Benjamin &amp; Partners. The estate is an interesting late 20th century example of low-level high density brick and concrete housing. The distinctive neo-Vernacular, low-key, dark brick buildings with monopitched roofs, step down the hillside in the tradition of courtyard houses. The standards of maintenance, the control of development and the landscape quality within the estate are the result of restrictive covenants. Much of the frontage to Merton Lane is a brick wall, interspersed with prefabricated concrete fencing and earth banks. There is an abundance of planting screening the houses, for instance oak trees and laurels.¿</p> <p>In fact the intervening period from 2007 till today has made it even more evident that this estate is of great aesthetic and practical value, very much in tune with current official policy on beauty as a consideration in planning and that extensions and changes on the scale proposed must be refused. The alteration to the roof level would be visible from Merton lane, a MAJOR ROUTE TO THE HEATH . This will damage the conservation Area as a whole as well as an important aspect of the design of the whole scheme. The possibility of overlooking neighbours to the loss of their amenity is also clear. The estate was designed to remove this possibility even in a high-density estate and it is inconceivable that this should be introduced to benefit one property.</p> <p>Highgate CAAC fully endorses the position of the management committee that this application should be refused.</p>

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