**Apothecary House Consultation Responses**

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| **Objection** | **hgh Response** |
| Disputes the assertation that the building would be ‘very marginally visible’ from the street and would have an effect on the setting of 44 & 45 West Hill and surrounding Listed Buildings and CA. | The applicant fully understands and appreciates the historic importance of their home and its wider setting and their priority is always to protect and look after their historic building. As such, they have designed a discrete and minimal building and have employed both a planning consultant and heritage consultant to assist with this process.  The proposal will not be visible from the public realm.  The proposal will have a limited visual effect from the settings of nos. 45 and 46 Highgate West Hill and would be further mitigated as a result of the existing vegetation and mature trees surrounding the boundary of no. 47.  In any event, the building would be clad in timber which would conform to the residential character of the area and form a discrete addition.  The mature planting, openness and green aspects of no. 47’s garden that contribute to the settings of nos. 45 & 46 will not be impacted by the proposed development as these aspects will be retained as part of the scheme.  The building is located in part of the garden previously used as a play area. There is no loss of green space as a result of the proposal and there will, therefore, be no harm to the setting of the listed buildings and Conservation Area.  The proposed building would not detract from the CA’s semi-rural and residential feel, therefore not negatively impacting upon the CA.  The houses at nos. 45-47 Highgate West Hill are architecturally robust and strong in character. All have been subject to alteration and/or extension in recent times, none of this work has been found to challenge or harm the significance of the buildings or that of their special interest and setting. The proposal is a modest structure that is ancillary to the domestic use of the main house. It would not harm its significance or its setting for reasons fully explained here and in the application documentation. |
| The building would be positioned 83 cm above the garden wall and very close to the garden wall, therefore there will be no possibility of any shielding foliage. | Trees and well-established foliage grow along and up the exterior of the boundary wall to a height in excess of 83cm. The trees will overhang the proposal.  The garden itself is a large space with a vast amount of mature planting, particularly located on the garden wall boundary. The level of mature planting that exists will help to screen the proposal, therefore the proposal will have marginal visibility from the shared driveways of nos. 45, 46 & 47. It will not be visible from the public realm.  In any event, the appearance of the building will not result in any harm to the setting of the surrounding heritage assets given the materials proposed and discrete nature of the design. |
| The building covers a large proportion of the total garden area, including sizeable area of paving. | The proposal does not include any paving.  The heritage statement confirms that the proposed outbuilding would cover just under 5% of the existing open garden/driveway area (3.2% of the total plot), therefore the vast majority garden area would be retained. The site layout plan also illustrates the size of the proposed development in relation to the grass lawn that is being retained.  The proposal is located in place of a play area and play equipment previously located in this part of the site.  The building does not require foundations to be dug and will not result in any additional areas of hardstanding beyond the building itself. The owners of Apothecary House have significantly increased the overall level of green space within the garden area over the years and this will not result in any significant loss of green space. |