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Mr Josh Lawlor
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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10 June 2021

Dear Sir/Madam,

RE: FULL PLANNING APPLICATION AND LISTED BUILDING CONSENT AT APOTHECARY HOUSE, 47 HIGHGATE WEST HILL, LONDON, N6 6DB (Application Refs: 2021/0540/P and 2021/0828/L)

Hgh Consulting has been instructed by Mrs Vicki Lee (“the Applicant”) to submit amended plans to applications 2021/0540/P and 2021/0828/L in response to comments from the Conservation Officer and the Highgate Society.

The original application was submitted to LB Camden on 8 February 2021 and validated on the 11 March 2021 with the following description:

“Erection of a single storey outbuilding.”

Scheme Amendments

The Applicant has reviewed the comments submitted by the Highgate Society on the 11 April 2021 and comments made by the Conservation Officer at their site visit in May 2021. Within the comments received, concerns have been raised regarding the height and scale of the proposals, the level of proposed fenestration and its perceived impact on the Listed Buildings and Highgate Conservation Area.

We have reviewed the proposals in light of the comments made and have amended the proposals accordingly.

The changes can be summarised as follows:

- Height reduced by 100mm through the reduction in the floor build up internally;
- Removal of two floor to ceiling glazed elements;
- Brise soleil added to remaining glazing;
- Unvarnished timber cladding as currently proposed (which will fade naturally) to all elevations.

These items are addressed in turn below:

Overall Reduction in Height

In terms of the overall height of the proposals, this has been reduced by 100mm through the reduction of internal floor build up. The overall height of the structure is now 2.74m. This is some 0.26m lower than standard 'off the shelf' garden buildings and represents the minimum height for the building to function successfully as a gym space for the family.

The building will extend beyond the height of the existing garden wall given the levels differences between the garden and the adjacent shared driveway. However, the significant level of mature planting in this area, which currently help to screen the property and provide enhanced levels of privacy and security, means that the proposed building has only a very marginal visibility from the shared driveways with nos. 45 and 46. It is important to stress that the proposals would not be visible from any point in the public realm or from the wider conservation area.

The floor area of the proposal has not been amended as this represents the space required for the proposed gym use of the building. It is however considered that the proposals are entirely proportionate in regard to the scale of the existing buildings on site and the large garden area. It is located on the part of the garden that was previously used as a play area and does not encroach into the landscaped part of the garden.

Heritage, Design and Appearance

As demonstrated above, the reduction in height of the proposals ensures that the design and appearance remain proportional and has been designed to be a very modest and simple addition to the site. The design has been amended to substantially reduce the level of glazing, with two floor to ceiling windows having been removed on the south and east elevations, and brise soleil added to windows on the north and east of the building. One window and the door will remain as clear glazed.

It is not proposed to alter the materials proposed however the cedar cladding has been extended so that it now covers all elevations. The Cedar cladding proposed is not stained or varnished and it is proposed that this will fade over time.

It is considered that the significant reduction in glazing and the Cedar cladding (particularly once weathered) will ensure that the proposed outbuilding will appear very much like an ancillary garden building and will not appear out of keeping in this location. It is also worth noting that the proposed outbuilding would cover just under 5% of the existing open garden/ driveway area (3.2% of the plot as a whole), a fact that reflects a minimum increase in built footprint on the plot. The existing large size garden would still be retained with this minor addition proposed.

The unvarnished timber cladding proposed which will fade naturally and appear weathered and shed-like which is considered an appropriate secondary structure ancillary to the residential use of the main house, and entirely appropriate in this context. The Applicant is open to an alternative treatment for the rear elevation and welcomes recommendations from the Conservation Officer on this point should this be required.

In relation to lighting, as evidenced above, the proposals will not be visible from the public realm or from the wider conservation area and the outbuilding will only be lit internally with domestic spotlights. The reduction in glazing and brise soleil will reduce light spill further. In this respect, there will be no amenity impact or overspill from lighting resulting from the proposals.

As demonstrated in the submitted plans, the proposed building would have a very limited visual effect on views from nos. 45 and 46 and this is clearly mitigated by the low-key Cedar cladding proposed and amount of mature planting

around the boundary to no. 47. The driveway to the property is private and shared by nos. 45, 46 and 47. The removal of any vegetation within this location would need to be agreed by all properties and therefore can be controlled by the applicant in consultation with her neighbours. The mature planting, along with the unvarnished timber cladding proposed will be in keeping with the semi-rural feel of the surroundings and ensure that the proposals visually coalesce and relate to the green character of the site and surroundings.

It is considered that the revised proposals do not cause harm to the qualities of the listed building and nearby listed buildings. Furthermore, the above demonstrates that the proposals would not cause any harm to the characteristics of the site that contribute to the character and appearance of the Highgate Conservation Area.

We look forward to discussing the proposals with you further. Please do not hesitate to contact me should you require any further information.

Yours sincerely,

Sarah Ballantyne-Way

Director

Enc. Proposed Site Layout Plan (Dwg no. 2080.P.01 A);
Proposed Elevation AA – to Private Access Road (Dwg no. 2080.P.02 A);
Proposed Elevation BB – Driveway / West Boundary Wall (Dwg no. 2080.P.03 A);
Proposed Elevation CC – through Garden (View East) (Dwg no. 2080.P.04 A);
Proposed Elevations DD through Garden (View West) and EE Boundary Wall (View South) (Dwg no. 2080.P.05.A);
Proposed Floor Plan (Dwg No. 2080.P.06 A).

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