

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2717/L	Highgate Conservation Area Advisory Committee	30/06/2021 11:16:13	OBJ	<p>2021/2717/L: 5 The Grove</p> <p>Highgate Conservation Area Advisory Committee was kindly invited to visit the house to explain the alterations. Because of the level of more recent alterations to the house we had no objection in principle to much of the alteration but we have now had the opportunity to review the documentation submitted with the Application and wish to comment in detail as follows:</p> <ol style="list-style-type: none"><li>1. It is evident from the Demolition drawings that what is proposed is a strip out so great care needs to be taken to ensure that:<ol style="list-style-type: none"><li>a) structural integrity is maintained</li><li>b) items of significance are recorded and retained</li><li>c) new services' routes and locations are agreed</li></ol></li><li>2. It is clearly the case that much has been altered, added or removed over the years. Great care needs to be taken to ensure earlier history and significance is not lost.</li><li>3. We agree with Historic England that removal of brickwork should be confined to brickwork of the 20th century.</li><li>4. We consider that the alterations to the brickwork to form a 'long' window could weaken the structure. The lack of lateral restraint from stair landings could worsen the situation. Removing plasterboard ceilings throughout and making new or enlarging openings in partitions dating back to William Blake could compound or independently cause strain to the structural integrity of the building. We suggest a Structural Method Statement should be requested.</li><li>5. The Scope of Works is too general to be able to judge what is actually proposed, for example, the generic: 'Strip out all non-original...' begs the question where the starting point definition of 'original' lies.</li><li>6. Whilst acknowledging that a great deal has already been lost and renewed we suggest Camden should require a full photographic survey cross-referenced to plans, sections and elevations providing the dates of each element in each room to avoid, for example, panelling, doors, architraves, skirtings and fireplaces of significance being removed.</li><li>7. We suggest that door openings from the stair landings should be retained at their original width and height in order to retain the historic character of the primary rooms on the main floors.</li><li>8. Although at pre-application stage Camden had no objection to infilling the well to alter the access to the front door, we have reservations about altering this historic arrangement.</li><li>9. It is proposed that a great deal should be left to be dealt with by Condition but as a result we have no genuine means of understanding what the character of the house would be on completion.</li></ol>

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