

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2794/P	Highgate Conservation Area Advisory Committee	31/07/2021 09:38:42	OBJ	<p>2021/2567/P &amp; 2021/3172/L : 45 HIGHGATE WEST HILL</p> <p>Highgate Conservation Area Advisory Committee has concerns regarding the planning and listed building process for the proposed alterations to this Grade 2* listed property, in a group listing with no. 47, being dealt with through a Non Material Amendment</p> <p>There are various parts to this application and taking each in turn:</p> <p>Items which should require Planning and Listed Building Applications and advice from Historic England</p> <p>More comprehensive Heritage Statements covering these changes should be required.</p> <p>1. Air Source Heat Pump. This item has not been included in previous applications. We consider that it must be the subject of new planning and Listed Building applications for various reasons:</p> <ul style="list-style-type: none"> <li>• the applicant gives no indication of which areas of the building nor what sort of heating the ASHP would serve. If it were to involve underfloor heating requiring the lifting of original floor boards a Heritage Statement must be provided</li> <li>• noise is a factor in assessing the significance and setting of listed buildings; manufacturer's confirmation should be required</li> <li>• it is not clear whether it will function well in the proposed position; manufacturer's confirmation should be required</li> </ul> <p>Until the information we suggest is provided we must object to the installation of an ASHP</p> <p>2. Basement windows. Again the proposed changes have not been included in earlier applications. The proposals are of significance and affect the integrity of the listed buildings. Again we consider these works must be the subject of new planning and Listed Building applications. Historic England ought to be consulted on these proposed changes to which Highgate Conservation Area Advisory Committee strongly objects. There should be no change to the width and height of the existing openings and new windows should be set into reveals of the same depth to maintain window hierarchy and appearance. New windows should be more sympathetic in appearance (and probably should be able to accommodate bars). It is very important that the existing rainwater goods should be repaired and retained.</p> <p>We strongly object to these works being implemented.</p> <p>Cont/ Changes which relate to 2020/4346/P &amp; 2020/4858/L</p> <p>Unfortunately for some reason HCAAC was not aware of these applications for which we apologise. We note that the applicant suggests the approved drawing is dwg no. 0417_A_1003 Rev 5 and the Decision for 2020/4346/P lists that drawing as an approved drawing. However the drawings submitted with that application do not include that drawing but do include 1003 Rev 4 which does not include the roof extension at second floor level.</p>

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We would have objected on the grounds that the higher side extension alters the setting and significance of the two original buildings in the group listing as the Highgate Society pointed out.

3. Changes to positions of windows and rooflights. We have no objection to these proposals and their being dealt with as non material amendments given the approval for increasing the height of the side extension has apparently been granted.

4. Changes to layout of second floor. No objection for reasons given above.

5. Changes to rear windows and access to rear garden. It is important that the existing door should not be altered on the grounds that it is part of the listing. We would not object to the conversion of windows to doors in the later wing the character of which is, as approved, much altered.

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