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Regeneration and Planning
London Borough of Camden
Town Hall
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25 August 2021

Dear Josh,

RE: FULL PLANNING APPLICATION AND LISTED BUILDING CONSENT AT APOTHECARY HOUSE, 47 HIGHGATE WEST HILL, LONDON, N6 6DB

On behalf of our client, Ms Vicki Lee, and in response to your email of 29th June, I write to respond to the concerns raised regarding the above proposals.

You raise concerns about the scale of the outbuilding in relation to the garden, that it is not typical for outbuildings of this scale to be erected in front gardens, and its impact on the listed building and how it is viewed from the public realm, and We have already responded to these matters, in part, in our letter of 21st April (attached for ease of reference), but respond to these specific points below:

Scale of proposed outbuilding:

As already set out in the 21 April response, the proposed outbuilding does not occupy a large footprint in relation to the existing site. The property on the site comprises a large, detached house with a large contemporary extension which sits within a large garden. The size of the proposed outbuilding is entirely in keeping with its surroundings and does not occupy a disproportionately large area. Furthermore, it is sited where a large play area had been erected, not dissimilar in scale to the proposed building, and in fact taller in part - the difference in impact being negligible.

Location of the proposed outbuilding

You note that *'it is not typical for an outbuilding of this scale to be erected within the front garden/ forecourt of a listed building.'* It is not considered that the proposed outbuilding is located within the front garden or forecourt of the property. As you are aware the only garden of Apothecary House fronts both Highgate Hill West to the east and the private driveway serving 45, 46 Highgate Hill West and Apothecary House to the south.

The garden fronting Highgate West Hill is formally arranged with paths and formal planting, relating clearly to the front of the main listed house. The proposed outbuilding is located to the rear of this part of the garden, obliquely positioned behind the main house façade, and it is therefore somewhat detached from the main house. The outbuilding does relate clearly to the modern extension and adjacent to the private driveway and the garden here is more relaxed in its design, and clearly functions as the a 'rear' garden and its status is more secondary in relation to the site as whole. A modest outbuilding, as proposed, would not be out of place here.



Views from the public realm

You note that the top of the structure would have some visibility from the public realm and that this would cause some less than substantial harm to the setting of the listed building 'as the structure would interfere with how the main listed house is viewed from the street'.

The Heritage Statement that accompanies the application and our response of 21 April sets out that the proposal would not result in any harm to the listed building. In addition to this, we have undertaken a views assessment of the proposal from 3 points on Highgate Hill West which clearly demonstrate that the building will not be visible from the public realm and would therefore not 'interfere with how the main listed building is viewed from the street'. The building will not be visible and therefore no harm will ensue.

The views assessment is attached to this document, alongside the Heritage Statement and 21 April response, and we consider that this information should reassure the Council that the proposed outbuilding would result in no harm to the setting of the listed building and be of an entirely appropriate scale for its purported use as a building incidental to the enjoyment of the dwelling.

It is considered that the proposal fully complies with Policies D1 (Design), D2 (Heritage) and A3 (Biodiversity) of the Camden Local Plan, Policy DH of the Highgate Neighbourhood plan and the Camden Home Improvements SPD. All other material considerations, including the NPPF, are supportive and it therefore follows that the application should be positively determined.

Please do not hesitate to contact me should you require any further information.

Yours sincerely,

Sarah Ballantyne-Way

Director

