

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3374/P	Highgate Conservation Area Advisory Committee	10/09/2021 17:23:57	COMMNT	<p>2021/3374/P 7 THE GROVE N6</p> <p>Conversion of 2x self-contained dwellings (No. 7 and 7B) to form a single dwelling (Class C3). Highgate Conservation Area Advisory Committee comments on the planning and listed building application as follows:</p> <p>The Architect gave a presentation to HCAAC on 3 June 2021. Brief notes of that meeting are attached in Appendix A.</p> <ol style="list-style-type: none"> 1. We are generally concerned that important decisions affecting historic fabric should not be left to be dealt with through Conditions. 2. Services routes should not be left to Condition. We strongly suggest there is a pause following the works described as the “strip out phase” in the Schedule of Works (strip out phase) when all the means of dealing with services, internal wall and floor insulation, including acoustic insulation, are reviewed with an understanding with the applicant and planners including the Conservation Officers that Highgate CAAC wishes to be properly involved at that stage. <p>We note that the use of chimney flues as vertical service ducts will be explored. One of the flues runs through the adjacent property, no. 7a.</p> <ol style="list-style-type: none"> 3. The proposed new rooflight on the front elevation should be omitted. 4. We told the applicant previously that the proposed staff accommodation in the basement was unsatisfactory but we note that now no staff accommodation is proposed. It would be prudent if the applicants were to carry out a daylight study now, as part of this application, so that potential future uses for the basement are sure to meet such requirements. 5. We consider the use of the roof over the side extension to 7A would cause overlooking issues for the occupiers of no. 6 The Grove. The proposal is described as a ‘Juliette balcony’ but a window would be replaced by a door allowing access onto the roof. We consider the existing window should be retained. 6. We suggest that the rear terrace and other concrete slabs should be made of sustainable concrete. 7. More information should be supplied now on matters such as runoff and rainfall storage calculations rather than leaving it to conditions. 8. We request that our comments in Appendix A (attached below) are also taken into account.

2021/3374/P 7 The Grove London N6 6JU APPENDIX A: NOTES ON PRESENTATION

Highgate Conservation Area Advisory Committee received a presentation on this project from the architects. These were some of the more significant excerpts during and following that presentation:

- HCAAC: The Grove is very important as one of the earliest terraces in the country, also because of the history of occupants and architecture.
- LS - We're not going in for pre-app, so our first application for listed building consent will be broad brush and then we expect to get lots of conditions which we'll work through, e.g. on the detail of the fireplaces.
- HCAAC: A summary of what's being moved/lost and where would be very useful.
- LS - I will put together a very detailed scope of works, where all this detail would be.
- HCAAC: Detail on how services will be run; vertical ducts? Is A/C proposed? What impact would services

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have on fabric generally? How modern/environmental services will be threaded through the historic fabric?

LS - Not entirely resolved yet. No room for vertical ducts.

- HCAAC: What is the heritage significance of the existing architraves, skirtings, cornices - all replaced because of internal insulation to external walls which are of some thickness in any case?

- HCAAC: Taking out the corridor changes the proportions of the back room on the ground floor.

LS - The corridor was stolen from that room we think, when the flat was divided off the corridor was moved.

HCAAC: The cornice you're proposing leaves the kitchen in a self contained area. How is that going to work? You're left with a room which is not rectangular, having a chunk added to it - will that work? Will that read in that way when you're standing in that space?

LS - I do see what you mean.

- HCAAC: Is double door opening between Bed 1 (at rear) and bathroom (at front) essential? It makes a magnificent suite of rooms but alters the character of the main room on the piano nobile.

- HCAAC: The piano nobile is now a grand bathroom, which is odd. How are you going to deal with privacy?

LS - Shutters? Maybe sheer covers between the window and shutter?

HCAAC - Would it be better to swap the bedroom and bathroom?

LS - They wanted the bedroom at the back o/a of noise, but I see what you mean. Is having a "grand bathroom" a reflection of our times?

- HCAAC: If there will be staff accommodation, will it meet daylight standards? Staff accommodation would be generally inferior. No kitchen or living room. Layout not ideal.

- HCAAC: 7A is currently the office of an honorary consulate. Are there any security aspects to having a path down the side?

LS - We'll be having a gate at both ends. 7A has a tiny round window to the side, so not much of a security issue? We will raise that point with them.

HCAAC: The bicycle store suggests the passage will be used more.

LS - Yes.

We also discussed without final comment the railing at the rear roof level and the use of the side extension roof as a balcony.