

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/4153/P	Tim Dignum	27/10/2021 12:59:44	NOBJ	<p>I write in connection with the above planning application/listed building application and, having had sight of the submission documents, wish to express my full support for the proposed development.</p> <p>With excellent knowledge of the immediate vicinity of the application site for some years and, as I am sure you are aware, the local area benefits from the listed status of many of its properties and the associated conservation area in which they sit. This affords statutory protection and, of course, helps to maintain those buildings and the area's character.</p> <p>In this instance, I consider the proposed works to be wholly in keeping with the character of the host building and the surrounding area and see no reason, therefore, why permission should be withheld.</p> <p>I am comforted by the modest nature of the proposed works, which appear to both sustain and enhance the historical characteristics of the building. Those works will have no discernible impact on the quality of life that I currently enjoy.</p> <p>In addition to the above, I am delighted to see the applicant has incorporated proposals to significantly improve the setting of Highgate Green opposite. Improvements to the boundary railings are long overdue, and I welcome these efforts.</p> <p>Further, I understand from the submission documents that Tom Stuart-Smith Ltd have been employed by the applicant to design a planting scheme for the Green. I can only but commend efforts to engage such an internationally renowned landscape design practice, further adding to my confidence about the applicant's intentions and the quality of the scheme at large.</p> <p>Overall, I consider the application to be well-considered and would provide for a visual improvement to the character of the house and the area in general. In light of the above, I, therefore, reiterate my full support for these proposals and urge you to consider the application positively.</p>

Yours sincerely

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2021/4153/P	Janet Jones	21/10/2021 12:23:28	OBJ	HIGHGATE SOCIETY 10A South Grove. Highgate

Listed Building Application /2021/4931/L & Planning Application 2021/4153/P

Dear Camden

5 The Grove London N6 6JU

This house, massively altered by CH James in 1933, is a Grade 11 listed house sitting between, and attached to, Nos 4 and 6 which are grade 11\*. Their 1954 Listings state that they are not attached but at some point in the last 67 years the openings between them have been filled in. This very early listing date confirms the importance of this row of houses.

#### Front Railings and Wall

The words in the listing "Subsidiary Features" when referring to the front railings and wall do not mean of lesser importance as suggested by the Heritage Appraisal. In fact, both nos. 4 and 6 The Grove have wooden railings, gateways and lamp overthrows with Windsor lanterns exactly matching those of No 5. The very old Grade 11\* listed wall supporting all the wooden railings is continuous across all three houses.

These houses were originally built by William Blake in 1668 as a group of 6 houses and the fact that No 5 was largely rebuilt in 1933 does not affect the listing status of its front wall. The inevitable damage which would be done by demolishing and rebuilding the middle section of the wall should be unthinkable. A removal of the existing Ivy and the Boarding which faces the house would restore the symmetry of the three frontages and would be desirable. The addition of new cast iron railings in the middle of the three would not be.

#### Areas

Although it is clear that the railings around the two 'areas' are in need of repair, they are not in need of replacement. Also, it is not clear what the 'security' issues might be that require the railings to be higher? It is equally difficult to comprehend 'safety'. The Heritage Statement states "the sense of openness, history and quality that the land contributes to the setting of nearby listed buildings and to the character and appearance of the Highgate Conservation Area would be retained". The existing railings are already historic and it is hard to see how the openness, history and quality will be retained by the introduction of new and higher railings. Since the tributes to George Michael were removed and the gate shut, the existing railings are more than enough deterrent for anyone to sit or stand on what are two small pieces of grass. Highgate does not lack publicly available pieces of grass. In addition the unnecessary embedded energy lost in their removal and replacement also needs to be acknowledged.

#### Basement

Sitting, as it does, between two very early and important Highgate houses the risk of damage to their structure by digging a basement under almost the entire front garden of No, 5 cannot be ignored.

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				<p>Whilst not objecting to the interior works to the house, which seemed balanced, the Highgate Society strongly objects to this application which will, unnecessarily, and in a derogatory manner, alter the frontages of one of the finest rows of houses in the Highgate Conservation Area.</p> <p>Yours sincerely</p> <p>Janet Jones</p> <p>Disclaimer: The Highgate Society is an unincorporated association established for the public benefit. It endeavours to ensure that the information it provides as a free service is correct, but does not warrant that it is accurate or complete. Nothing in its correspondence, or discussed verbally at any time with representatives of its Planning Group, constitutes professional or legal advice and may not be relied on as such.</p>

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