

15 October 2021

Miriam Baptiste  
Planning Case Officer  
Development Management  
Regeneration and Planning  
Camden Town Hall  
5 Pancras Square  
London N1C 4AG

This letter  
Replaces one  
sent to TUDO  
STREET old address  
on 14/10/21  
2021/3725/P

Dear Miriam Baptiste

**147 Highgate Road, NW5** - Application: **2021/3725/P**  
Changes to ground floor retail unit and upper floor

I wish to **object** to this application, as indicated in our recent telephone conversation, and hope it be revised to preserve the character of this delightful property, in view of the following points:

**Setting:** This early 19C unit (see CA Appraisal reference to Nos 143, 145, 147)), forms part of the prominently located small retail parade in our DPCA. Across from the Grove Terrace (listed) Squares, and surrounded nearby by many significant early 19C listed buildings. Closest are 137 Highgate Road, the Southampton Academy, and the 1A-3 Wesleyan Place terrace at the rear.

The application form is inaccurate in stating that the current **shopfront** is aluminium. It is timber. There are no details shown for the shopfront and no detailed section. A timber shopfront with stallriser should be recommended to compliment the recently refurbished Nos 143 and 145 adjacent, with a stallriser also a recommended requisite for designing-out-crime. Council should ensure that **no roller shutter** is proposed externally, and that the **overhead lighting** shown to the fascia is specified at a low illumination level to retain our CA area characteristic darkness (see Appraisal) and to not harm the Green Habitat corridor opposite which runs from the railway tracks to Hampstead Heath.

The building retains its attractive original, characteristic of the period, six over six **window pane fenestration**. The submitted drawings show as 'existing' a different three over three window pane divide which is also shown as 'proposed'. This configuration is entirely alien to our local architecture, and would be visually discordant in the terrace. Replacement timber windows if required should be recommended to be consistent in materials, existing pane divide, with sliding sash weight mechanism, and retain its current reveal setback (section).

There is no rear elevation submitted. The **first floor plan shows an existing rear 'extension'**. This is more of a 'shack' in materials and appears to have been constructed without planning consent in relatively recent times. The rear of this property **visually abuts the listed building 1A Wesleyan Place**. It is critical that elevational alterations proposed at the rear are submitted and shown to respect this relationship, as well the other surrounding properties located on and visible from the rear slip mews lane.

Cont/. . .

**Refuse, recycling and storage:** adequate on-site storage facility should be defined and marked on the plan and conditioned to be kept permanently in location. There is an ongoing problem with adjacent and local premises who are violating planning agreements and future enforcement is dependent on unambiguous consents.

**Existing internally projecting sign** at first floor front elevation. Was there an existing consent for this installation, if so is it a time expired advert? The Council now permits such signs at fascia level only. It would be good if the Council could encourage it to be removed if redundant. If nothing else for the quality of outlook of those occupying the first floor.

There is currently a **duct** at the rear. Was this installation authorised? Will it require amendment/relocation for the proposed changed internal café/restaurant arrangement?

Kind regards

Yours sincerely

  
E Howard

(past chair planning DPCAAC)

