

Highgate Conservation Area Advisory Committee comments on applications [2023/0468/L](#), [2023/0467/L](#), [2023/0085/P](#) and [2023/0082/P](#) for 2 Holly Terrace London N6 6LX

Highgate CAAC notes that Camden Conservation Officer David McKinstry has been very closely involved with the preparation of the above listed building consent and planning applications, and that careful consideration appears to have been given to the heritage value of this prominent grade II listed property. Nonetheless, we have some concerns about these applications.

1. Holly Terrace is a significant row of buildings both viewed from close by and from a more distant perspective. It is as prominent a feature of Highgate viewed across Hampstead Heath now as it was in 1834 when John Constable painted “View of Highgate From Hampstead Heath”:



(image from <https://www.bimago.co.uk>)



Holly Terrace from Hampstead Heath - a standout feature.

We are concerned that any solar panels or other new features do not cause glare or seem anomalous whether viewed from nearby or from a distance. The Conservation Officer should ensure that any solar panels or tiles or other additions are not shiny or otherwise obtrusive. A sample solar panel would be useful.



Holly Terrace from Highgate West Hill

2. In addition to the impact on this individual listed building and the Conservation Area in general, planners should also consider the effect of installing solar panels on the setting of other nearby listed buildings: the rest of Holly Terrace, St Michael's Church etc.

3. There are various options for generating solar power: panels fixed through the roof tiles, panels which form the roof covering and solar tiles of various sorts. The Conservation Officer should ensure that the best option has been chosen for this prominent site.

4. The applicant intends to largely or wholly replace the existing roof tiles with new black slate. Using tiles from overseas would be highly undesirable as it generates enormous amounts of carbon, and tiles from some countries are of poor quality, so the use of Welsh slate (as indicated in some drawings) would be very welcome. The Conservation Officer should ensure that the replacement slates used do indeed come from a suitable UK source.

5. We are concerned that so much in these applications is left to 'Contractor's design', "All additional works in strict accordance with structural engineers design and details" and similar, and about details being dealt with by conditions. The Conservation Officer should monitor such matters closely. Ideally, the details should be worked out now so that inappropriate changes are avoided later in the process.

6. We are particularly worried by decisions about how to integrate the proposed loft insulation into the existing fabric of the building being left until the roof has been opened up. Careful consideration should be given to how the insulation will interact with the existing fabric of the building so that sustainability is improved without risking damage from damp, dry rot and so-on. Camden planning department needs to avoid any liability about structural/fabric soundness.

7. The observations made in the Statement of Significance that in principle the building could accommodate additional or altered features such as a front porch or different garden design do not mean that they have to be added. It is not obvious why some of these alterations would be necessary to facilitate modern life.

8. Further, the quote from Historic England in paragraph 3.15 would normally apply where the rear of a building faces away from the public realm, which is not the case here. Changes made to “the rear” of this building are likely to be clearly visible to passers-by, e.g. passengers on the 214 bus. The Conservation Officer should therefore ensure that changes at the rear of the building are as appropriate as those at the front.

9. These four applications seem mainly concerned with the roof. Will there be further planning and listed building consent applications concerning a new back addition, the conversion of the vaults into a gym and other possibilities discussed in various documents submitted?