



1A View Road N6 4DJ
Variation of Condition 2 of Planning Permission HGY/2021/0453

PLANNING STATEMENT

Planning Permission HGY/2021/0453

The Planning Permission granted for 1A View Road with the above reference, has clearly remarked the lack of historic significance of the property and the benefits, particularly from the sustainability side, of the more modern proposed alterations which will contribute greatly to enhance the energy efficiency of the property.

As stated in the Officer Report:

6.6 It is noted that the building is not an original Edwardian house and is of more recent construction around the late 20th/ early 21st Century. Whilst the style, detailing and materials contain traditional elements of the architecture within the area, the building itself is of little heritage value or significance and therefore less sensitive to change.

6.7 ... the existing architectural features are a pastiche of the Georgian period along a street where there are buildings from varied periods from the end of the 19th Century to recent times. This further undermines the stance for resisting changes.

6.8 Whilst it is appreciated that the original design of the building may have been chosen to reflect the context of the historical periods in which many of the buildings within this part of the Highgate Conservation Area were built. However, in considering the design of the proposal, it is important to bear in mind that national planning policy outlines that decision makers cannot attempt to impose specific architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however proper to respond to context and reinforce local distinctiveness.

6.9 Given the limited heritage value and significance of the building and that the changes to the front façade would be modest in scale, the proposal would have an acceptable impact upon the character and appearance of the host dwelling and its setting within the wider context of the streetscene along this part of the Highgate Conservation Area.

6.11 Moreover, if any harm were considered to be caused to the conservation area by the alterations, it would be limited and would be outweighed by the public benefit of creating a more environmentally sustainable dwelling through compliance with modern day building regulations.

Proposed Variation

This application seeks to alter the type of windows proposed from sash to single panes as shown on the attached drawing 2217/03.

There is no uniformity in the windows treatment in the surrounding properties and on the street. The houses in close proximity, at 1, 3, 4, 6, 8 View Road, all have casement windows, as well as 1 Grange Road which faces View Road.

The new proposed windows will be of very simple design, therefore not detracting from any particular character or feature, and will be of higher thermal efficiency the sash windows, therefore contributing in the reduction of the carbon footprint of the house.

We believe this amendment will not detriment the general proposal, it will on the contrary, fit better with the approved alterations to the entrance area and all the other glazed parts of the building.



1. Casement windows at 4 and 6 View Road



2. Casement windows at 1 Grange Road facing View Road



3. Casement windows at 1 View Road



4. 8 View Road