

From: Planning Support
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2022/2545

Site Address: Second Floor Flat 32-34 Highgate High Street London N6 5JG

Comments by: Highgate Conservation Area Advisory Committee

From:

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Cromwell Avenue

Highgate

London

N6 5HL

Submission: Objection

Comments: Highgate Conservation Area Advisory Committee objects to this application in the strongest terms as set out below.

The Listing states the group of buildings is 18th century which is consistent with the plaque on the front elevation: 'Feary's Row 1791'. However this Row was probably a 'modernisation' of the High Street as happened across the UK at the time. The form of the roof shows clearly that the original frontage was some 500mm behind the new facade probably updating the appearance of what were probably a very higgledy-piggledy group of buildings. The very low valley beam behind the front windows provides clear evidence of the change to this group of buildings which in all probability date back to an earlier century.

The proposals involve a great deal of change the impact of which on historic fabric is not provided: new openings in structural walls, raising ceiling heights, works to floor boards. The introduction of a number of rooflights (only achievable by raising the ceilings) would fundamentally alter the nature of the existing dwelling and result in a loss of appreciation of this historic property. The proposed revised plan form would create spaces alien to both the pre- and post 1987 alterations with, not least, awkward junctions between the existing and proposed ceilings.

We would wish to see a much-enhanced Heritage Statement with full details of the baseline conditions and of the proposals.

In summary, this application would result in an unsympathetic plan not reinstated as claimed; much history being lost; and raised ceilings and rooflights would destroy the character and historic appreciation of this property.