

James Argles

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

Application Reference No. : HGY/2022/2638
Site Address: 4 View Close London N6 4DD
Comments by: Highgate Conservation Area Advisory Committee
From:
48
Cromwell Avenue
Highgate

London
N6 5HL

Submission: Objection
Comments: Highgate Conservation Area Advisory Committee strongly objects to this application.

There are several good examples of post-war architecture in Highgate in the Camden and Haringey parts of the Highgate Conservation Area. Whereas Camden does not have a Local List, Haringey does have one in draft. The status of some of the post-war developments in Highgate is as follows however it should be noted this list is not comprehensive:

Jacksons Lane/Hillside Gardens/Southwood Lane: recommended for local list

Bramalea Close, North Hill: recommended for local list

Shepherds Close off Shepherds Hill

Broadlands Close: (David Stern also designed 65 Sheldon Avenue; 88 West Heath Rd mentioned in Pevsner and 20th Century Society article; also 10 - 34 Colsterworth Road N15)

View Close

The developments in the 1950 and '60s were small scale with relatively small houses on fairly small plots reflecting the needs and pockets of buyers at that time. They tend to have some similar characteristics possibly following the SPAN/Eric Lyons form of development, placing importance on front gardens, landscaping and have similar materiality and often flat or mono-pitched roofs. In their plan forms they developed new approaches to spaces for family living, that influence still very apparent today. Although modest they are designed to encourage natural communities to develop, and in that sense, incorporated and demonstrated high principles in the designs. They appear to have been built to high standards and represent a distinct group of buildings of their time. Local authorities adopted these forms widely at the time.

View Close falls into this category and we note that another development by the same architect, Dinerman Davison Hillman, is recommended to be included on the Local List: 31 Copper Beech, North Grove.

We therefore wish to ensure that considerable care and attention is taken with making alterations to properties in View Close in terms of the windows, materials, front gardens, streetscape and any additions in order to maintain the character of View Close and the Conservation Area. Please note that details of the existing materials are not provided in the application.

We object to this application for the following reasons:

- ' the heavy, deep black fascia to the unfortunate side extension and porch roof, previously approved and built, is uncharacteristic of and damaging to this group of houses. To replicate this 'feature' as proposed would simply further damage the appearance and coherence of View Close
- ' the proposed frameless windows are out of scale with the neighbouring properties and fail to respect the original design intent. Note the very different proportion and scale of what is proposed compared with the front door and porch to its neighbour at no. 2 View Close
- ' The ground floor extension forward of the building line of no. 2 is unsympathetic to the scale and layout of the original design and its form would not enhance the host property, the development as a whole or the Conservation Area
- ' Fibre cement panels, although approved for the unfortunate zig-zig side extension built out onto the pavement (now surrounded by sand bags), appear to have no precedent from the original design and materiality of View Close. They have an industrial appearance which detracts from the host building and from the integrity of View Close. These regrettable and uncharacteristic changes should not be compounded, causing further visual damage to View Close
- ' The proposed stacked bricks to the proposed enlarged hall are not a feature of the original design and do not appear to feature in any subsequent changes
- ' This application if allowed would cause harm to Highgate Conservation Area with no balancing benefits

The Character Appraisal and revisions to the Local List indicate that the developments of this period contribute to the Conservation Area and provide an insight into social changes and aspirations of that period. Great care is needed to ensure changes in terms of materiality and scale do not significantly erode the original design by Dinerman Davison Hillman.

HCAAC therefore objects strongly to this application.