

James Argles

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

Application Reference No. : HGY/2022/2556
Site Address: 42 Southwood Lane London N6 5EB
Comments by: Janet Jones
From:
Highgate Society, Planning Group
10a South Grove

Highgate

N6
Submission: Neither
Comments:

Highgate Society

10A South Grove. Highgate

Dear Mr Gunning

42 Southwood Lane LBA HGY/2022/2556

No 42 Southwood Lane is part of a terrace listed as Grade 11 in 1974. This was one of the earliest listings in Highgate which demonstrates its importance. To quote the Application Heritage statement it 'is a late Georgian terrace house, built of London stock brick and with a version of the standard London terrace house plan, with a front and back room on each floor linked by the stair.'

Lower Ground floor

The application requires the removal of the original central wall and the blocking up of an original doorway. The original outside rear wall, which has already largely been removed to accommodate the 1966 extension, would be further reduced. Together this removes almost all the original internal fabric, and some external fabric, on this level.

The replacement of the back wall of the 1966 extension with bi fold doors is entirely inappropriate for this house. The existing windows could be improved upon but by windows of a sympathetic size and scale.

Ground Floor

In this application the original wall forming one side of the entrance and staircase hall is to be demolished. Almost worse, is the replacement of double doors in to the sitting room on the garden side with sliding doors. The existing arrangement is a standard feature of houses of this type and as it is a listed building should be kept.

1st & 2nd floor

The surveyor's report, included in this application, identifies an historic fitting of a water tank to the first floor as being the cause of major structural problems including the dangerous angle of the chimney. To quote 'between the central load bearing wall and the front elevation the floor is deformed. This appears to be due to due to the non-original construction of the storage tank service enclosure at high level in the First floor storey.'

Despite this, the application wants to remove yet another central wall and insert a central bathroom on the second floor.

This application proposes removing or substantially reducing every original internal wall in the house. The Surveyor's report seems to have been totally ignored and no indication is given of a method of redress for the serious problems which are affecting this important house

The Highgate Society strongly objects to this application going forward in its current form

Yours sincerely

Janet Jones

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