



HIGHGATE
SOCIETY

10A South Grove, Highgate, London N6 6BS

Samuel Uff Esq.,
Haringey Planning Services
cc. Elisabetta Tonazzi, Conservation Officer

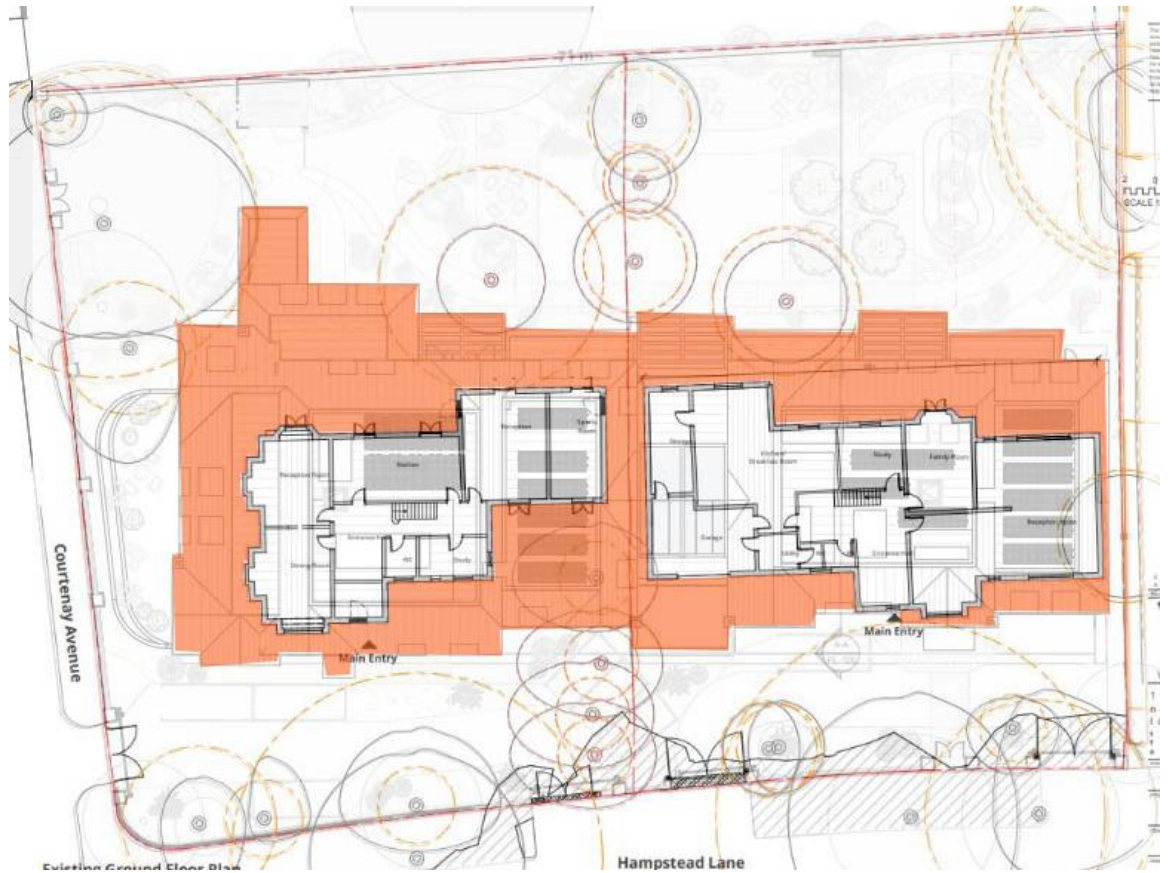
18th November 2022

Dear Mr. Uff,

RE: 44-46 Hampstead Lane, London N6 4LL - HGY/2022/2731

I am responding on behalf of the Highgate Society to this revised application for planning consent to demolish two original arts and crafts houses and replace them with a four-storey care home over a basement car park. We strongly object to this application for the following reasons: -

1. The existing houses may only be designated as neutral contributors, looking at the Bishops Area map in the Highgate Conservation Area Character Appraisal (HCACA), however the description of "positive contributors" in para 10.8 therein states that "most of the existing buildings contribute to the homogenous character of the sub-area." Despite this description there are precisely zero buildings shown on the map as positive contributors, which in our opinion is a gross error. That all the buildings are therefore considered to be neutral has been seen as a developer's charter to demolish buildings with alarming regularity, more often than not causing considerable harm to the Conservation Area. The interpretation put on neutral contributors, in this particular area, that they can be demolished is utterly wrong and the bar to justify demolition should be set much higher than in other sub-areas where the positive and negative contributors are properly identified. These two houses, despite unfortunate extensions, very much contribute to the homogenous open and leafy character of the street.
2. The proposal is, by contrast, a gross overdevelopment of the site, in bulk, footprint and height. The floor area is still more than four times that of the two existing very large houses, and that includes the large extensions to each already consented. If this proposal is compared to the original houses on the site then it is six times larger. The damage that will be caused to the conservation area by setting this scale of increase as an acceptable precedent is sounding a death knell for the Bishops part of the Conservation Area.
3. The application documents give a muted depiction of this enormous increase in size, using very faint grey lines on the elevations in particular. We have shaded in red the additional size on the site plan, section and elevations so that the vast increase in size is clear to see.



Ground floor plan.



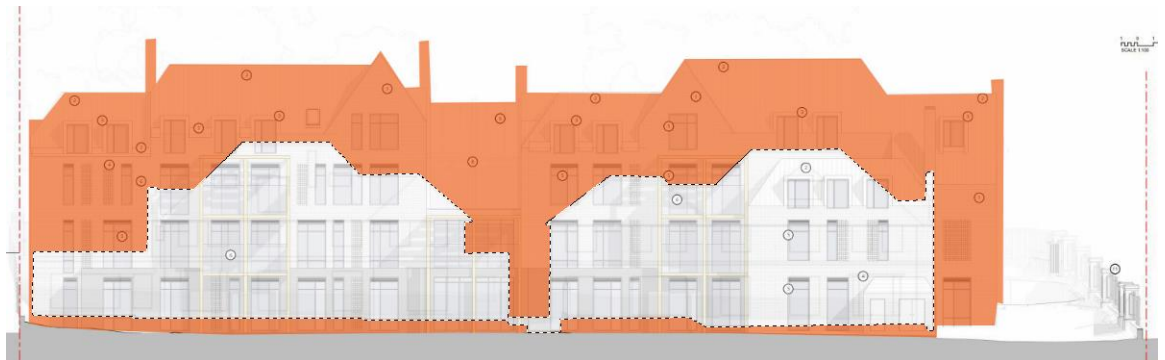
Section AA



South Elevation to Hampstead Lane



West Elevation to Courtenay Avenue and Playing Fields



North Elevation with studio windows overlooking neighbour on Courtenay Avenue.

4. The Quality Review Panel made particular reference to the importance of the view towards the corner of Hampstead Lane and Courtenay Avenue and the applicant supplied this artistic impression with the previous application.



In that image the artist has tried to make it look reasonable but the reality, as shown by the verified images that we requested, is that the proposal is far larger and less hidden by trees, see the image below provided with the current application.



This is far too imposing on Hampstead Lane and will do irreparable harm to the Conservation Area. The scale is completely different to anything else along Hampstead Lane and the image below where the existing large house has been superimposed onto the proposals makes plain the enormous difference in scale.



5. The overlooking from the dozens of studio windows in the north elevation will be unbearable for the neighbours in Courtenay Avenue and is clearly against policies which protect privacy.
6. The looming and over-bearing presence of the four-storey building to the south of the neighbouring house in Courtenay Avenue will be unacceptable and will also cause overshadowing of their garden.
7. The principal garden area for residents is set on the north face of the four storey building so will lack the warmth of sunlight that would make it a pleasant place to sit out.
8. This site is right on the edge of the Grade 1 listed Kenwood Estate and the Kenwood North Wood, an important Site of Special Scientific Interest, and may impact adversely on the Estate and on views from within the wood. The extensive additional lighting may also have an extremely adverse impact on the wildlife in the wood, particularly bats. For this reason we are copying this response to English Heritage so that they have the opportunity to comment.
9. We object to the loss of several TPO trees and fully support the letter of objection on the subject submitted by Highgate Neighbourhood Forum. The changes in ground level around the proposed building, higher at the front and lower at the back, could threaten even more trees.
10. We also fully support the letter of objection submitted by Woodlands in Courtenay Avenue which covers further topics not mentioned above and also a separate objection regarding the deep basement construction and the potential harm to surrounding buildings and the impact on the ancient woodland opposite through the diversion of groundwater.
11. We would also point out that the site is now within the greatly expanded Highgate Archaeological Priority Area and is within the general area of the important Mediaeval Bishop of London's Palace in the Hornsey Great Park. There are therefore clearly archaeological implications to this development, and some form of archaeological assessment, and possibly excavation, will be necessary. We are therefore copying this to the GLAAS Advisor for Haringey, Adam Single, for his consideration, and no decision should be made until his advice has been received.
12. This revised application refers constantly to the planning consent HGY/2019/2944 on 42 Hampstead Lane. This in itself was a terrible mistake, granted despite the protections which should have been afforded by the Conservation Area status. The conservation officer referred to the increased size of no 40 Hampstead Lane when writing her report. To now have no 42 being used as the starting point for adjoining sites elsewhere in the Conservation Area has set a precedent that will completely destroy the open leafy character of the Conservation Area. To give these incremental increases of bulk, scale, height, and loss of visual gaps between is like introducing a cancer into the body that will just spread until the whole thing dies. Developers love to quote precedents. The conservation officer describes this part of the CA as being a mixture of modern homes with few original Arts and Crafts houses left. This is not a reason to allow more to be lost. If they are then surely the CA status should be revoked. There is nothing of architectural merit in these new mega mansions to justify conservation area status.

The Highgate Society strongly objects to this proposal for all of the reasons

stated above. The loss of the two houses has not been justified by the benefit to the local community and the new proposal is still vastly out of scale that it will cause irreparable damage to the Conservation Area and set a very damaging precedent in this area. This application must be refused. We hereby request that this application be considered by the Planning Committee.

Yours sincerely

David Richmond
Chair Planning Group
The Highgate Society

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