

Highgate Conservation Area Advisory Committee objection to applications [HGY/2022/3984](#), [HGY/2022/3987](#), [HGY/2022/4221](#) and [HGY/2022/3297](#) for The Bull, 13 North Hill London N6 4AB.

Highgate CAAC objects to the dark green colour proposed for the front elevation. This will be out of keeping with surrounding buildings. There are no other dark green buildings in North Hill or surrounding roads. The pub has been white or cream for a very long time, echoing other surrounding buildings, as shown in the attached Streetview images.

The dark green colour has the effect of making the dark grey modern house next door very much more prominent than it is now. The colour of the external cladding of this new house will have been chosen in part with reference to the existing white or near white colours of The Bull.

There is a precedent for objecting to unusual or garish colours in Highgate Village, and we believe this colour will have a material visual impact on the streetscene and should be changed.

The very chunky, dark green pub signs are also very heavy looking compared to the current ones.

In addition, we object to the fact that the illustration provided omits the passage to the side of the pub, the greenery on the vacant lot and the block of flats next door, showing instead only a view angled up the hill to the very recent dark grey clad house with a glimpse of the listed buildings beyond. We would like to see illustrations which show all the proposed railings, structures and colour relative to the entire surrounding context, not merely a closely cropped image including only a few buildings uphill.

We would also like more detail about what is to happen on and around the vacant plot

The case officer might like to consider whether the substantial railings proposed between the pub and the vacant lot and block of flats is consistent with the Highgate Neighbourhood Plan. Would the rather less substantial wooden hoardings across the side entrance have had planning permission? There used to be no gate across the side road at all, as shown in the Streetview images below.





The proposed heavy green colour makes the pub and the very recent house next door seem very much more prominent and does not reflect any surrounding buildings:



This artist's impression also does not illustrate the proposed railings beside the pub and gives no information about the proposed boundary between the pub, the vacant lot and the neighbouring block of flats to the north. It also gives no impression of the new lighting scheme at night or how it will impact neighbours, birds, bats and so-on.

Overall, the treatment shown in the above illustration has far less planting and is considerably less verdant and quirky than the pub has been for many years. This seems regrettable and out of keeping with the leafy character of Highgate Village.

Neighbours' amenity, e.g. due to noise and light pollution, additional covers coming and going etc, should also be taken into account, including for those properties in Broadlands Close which are very close to the rear beer garden, the neighbouring block of flats which overlooks the beer gardens and the blocks of flats opposite. Also, given the slope of the hill, noise travels a long way, for instance up to Highpoint. This factor should also be taken into account.

For all of the above reasons, Highgate CAAC objects to these proposals.