

HGY/2022/3947 : 27, Aylmer Road, London, N2 0BS

What is proposed is to replace an attractive house with one much less so. The Highgate Conservation Area Character Appraisal and Management Plan at 10.4.63 states "*The consistent size, scale and massing of the detached houses along the road, most of which have carriage driveways are a positive feature...*". The Applicant's team has noted that policy document but states he disagrees with it. We cannot see any recent applications to demolish and rebuild any houses on the 'odds' side of Aylmer Road on Haringey's website other than numerous withdrawn or refused applications for this property.

It would seem the reason for wanting to demolish the house maybe to achieve more parking space at the front of the house as the projecting gabled feature at the centre of the front elevation possibly prevents it. Whatever the reasons may be, those reasons need to be sound.

The proposed house has distinctly different characters between the front and the rear.

The front of the house is arranged with near symmetry and a central entrance door and porch. This symmetry though is broken down by the attempt to make the first floor bathroom window identical in appearance to the window symmetrical to it on the right hand side. If the client's preference is for symmetry then it must be achieved properly and the internal layout rethought to achieve it. As designed, the device around the bathroom window is unacceptable. The front elevation as a whole has little quality. The pillared porch lacks gravitas and the proportions of the windows, with varying cill heights lack any historical reference.

The rear of the house is to a large extent covered with a substantial brick structure which to all intents and purposes has the appearance of a kitchen/dining/living extension as built onto many houses in Highgate and across the UK. It has an unfortunate blockiness and solidity which seems very odd in the context of a house designed from scratch which has a symmetrical front façade and plan on every floor.

The deeper plan than its neighbours combined with the terrace at first floor level would adversely impact neighbours.

The rear aspect is very special with a large quiet garden and lovely views to the rear adjoining Highgate Golf Course which is a designated SINC. Bat surveys are needed.

As for the proposed basement and steep slopes to provide daylight to it at the rear, the applicant is presumably aware of the risk of flooding in the immediate vicinity.

We are not convinced that the existing house cannot be refashioned to create a lovely home.

Highgate Conservation Area Advisory Committee considers this application provides no public benefits to balance the harm to the Highgate Conservation Area and therefore must be refused.