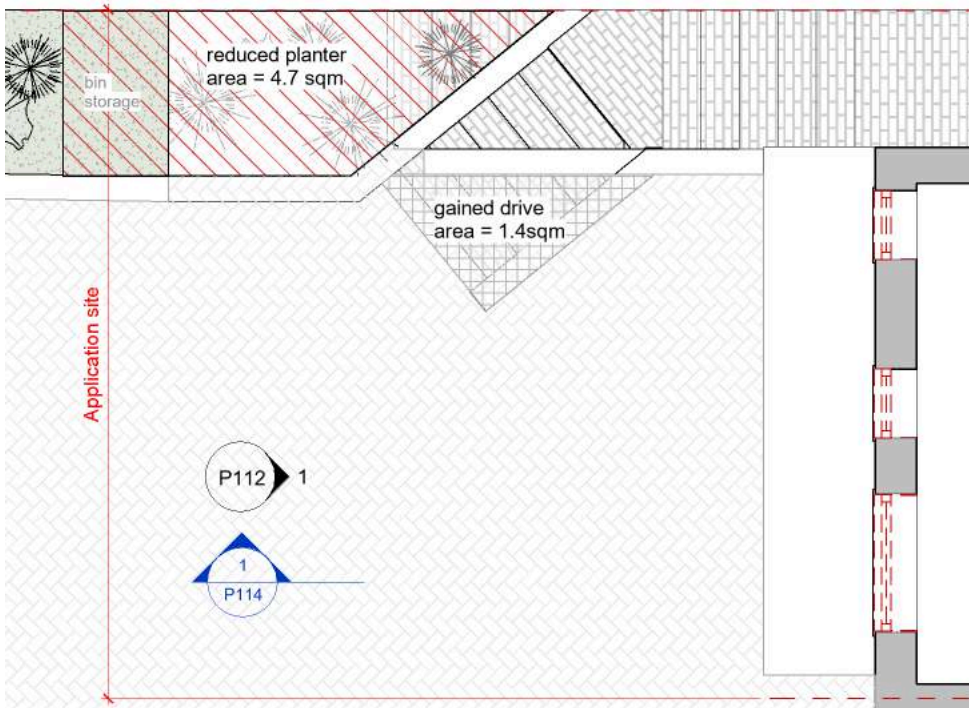


Project
37 North Hill

Phase
Planning. [HGY/2022/4430](#)

Client
Michelle and Martin Everitt

Item	Description – Objection
1.	HIGHGATE CONSERVATION AREA ADVISORY COMMITTEE Comment left on. 26/1/2023 Stance. Object Highgate Conservation Area Advisory Committee has no objection to the proposed changes to the front doorway and downstairs cloakroom etc, indeed that element of the proposals may improve the appearance of these two houses, and better energy performance is to be welcomed. However, we strongly object to the proposal to remove trees and other greenery from the area in front of the house and replace it with even more empty, paved space for parking. This front yard already has a far higher proportion of paved area than almost all nearby houses and is out of keeping with the leafy character of this stretch of North Hill. To remove even more planting and insert an even larger parking area for cars in front of these two houses is completely unacceptable. It would damage the conservation area and also be contrary to national and local policy regarding sustainability, maintenance of tree cover, not contributing to climate change and so-on, and would add to run off problems
2.	Response – to Objection We think the proposal is a balanced approach that does not have a negative impact on the application site, street or conservation area for the following reasons: 1. There are no trees proposed for removal so the proposal has no impact on the ‘maintenance of tree cover’. The nearest significant trees are on the pavement. The smaller tree within the front portion of the retained planter area will be retained. (see last image page 3). 2. The area of the existing planter that is proposed for removal to straighten the stair and create a bin store is 4.7 sqm (cross refer to the plan mark-up overleaf). • 8 sqm of the planter area is retained, the area closest to the street. • The area proposed for removal cannot be seen clearly from the street due to the steepness of the drive. • Healthy plants or shrubs in the removed area of planter can be replanted in the front section. • The lid to the bin store could be planted to reduce the planting area lost to 3.4sqm. • The removal for the bins from the driveway will be a positive contribution to the appearance of the conservation area. Removing the bins from the drive will allow a clearer view of the area of the planter that receives more light where plants and shrubs have been more successful. 3. The photos attached illustrate the quality of the current planting, which is situated behind a high wall and very shadowed.
3.	In addition, and with reference to the Heritage Design and Access Statement that accompanies the application: • The area of the driveway gained by adjusting the steps is 1.4 sqm. This will allow the car to be parked further to the side allowing better access to the proposed central door position. • Adjusting the steps will lessen the impact of the vertical hard surfaces viewed from the street. With the bins moved and clearer views of retained planting the resulting appearance of the street elevation will be softer. • Adjusting the steps is also aimed at improving accessibility and accommodating a car charging point – aligning with policies concerned with lifetime homes and with sustainability.

4.	Area of Planter proposed for removal (extract and Mark up of submission plans)
	option for bin store with planted lid area 1.3 sqm (reduces lost planting to 3.4 sqm) 
5.	 Portion of planter to be removed.
5.	Views from Street



Winter views from street (above and below left)



Summer views from street (above right and below). Bins against drive wall.

