

HCAAC objection to [HGY/2023/0591](#) for Flat A, 87 Southwood Lane, N6 5TB

Highgate CAAC notes that there is little information in this application about what the proposed extension will look like - materials, detailing, windows and so-on, or about sustainability etc. The extension will apparently be a very plain brick built structure almost completely filling the gap between No 87 and the Old Post Office (No 67):



(Image taken from Bing Maps)

This might not reflect the style of the Old Post Office or of No 87 itself, both mentioned in the Highgate CA Character Appraisal, and may adversely affect the setting of the Old Post Office.

Glazed tiles survive on some of the house entrances.

- 4.4.101 Abutting no. 65 is the former Post Office sorting offices, housed in a purpose built red brick single storey building dating from 1888. The intricate brickwork and prominent gable indicate Flemish influences. The front garden has been paved to provide parking, which disrupts the relatively uniform frontage along the street.



No 65, former Post office,, Southwood Lane

- 4.4.102 The pavement, as well as characteristic low front walls and hedges re-appear in front of no. 87, a three storey stock brick detached house from 1883 decorated with bands of soft red bricks. Adjacent, Cholmeley Court is a four storey block of flats with Arts and Crafts overtones.



Cholmeley Court, Southwood Lane

- 4.4.103 Southwood Lane begins to descend more sharply beyond Cholmeley Court. Nos. 91-97 are pairs of two and half storey Victorian semi-detached houses

Further, leaving only a narrow 80cm gap between the two buildings would block the openness and leafy view through to the rear gardens and large tree beyond, damaging the character of this part of Highgate CA.

No DAS, garden plan or tree report is provided so we do not know how neighbours, trees etc would be affected by the proposals. Light pollution from the rooflight may be an issue for the flats above.



Overall, the application is rather vague. It should be refused.