

Highgate Conservation Area Advisory Committee

12 May 2023

Highgate Conservation Area Advisory Committee objects to HGY/2023/0630.

26 Sheldon Avenue

This application is for planning permission for the *'demolition of the existing house and erection of a new two-storey detached house with basement and loft areas. New front boundary treatment.'*

The applicant's Design, Heritage and Access Statement justifies the demolition by reference to the the lack of any heritage or architectural interest associated with the existing house within the Conservation Area but acknowledges that any replacement building needs to be a *'sensitively designed replacement building making an equal or greater contribution to the character and appearance of the Highgate Conservation Area'*.

The statement indicates that there have been changes since the pre-app stage but what those were are not clear to us. The applicant seeks to assert that:

' Other than a constant setback from the highway, some basic forms, and the brick colour there are not many prevailing details or design characters on the street. Consequently, we can confirm that there is no particular unifying style to the area.'

"we will detach the house further from the boundaries by reducing its overall width, as suggested in the pre-application advice. This is a common practice in the area and is considered an important feature by the local authority, as it creates a sense of space and openness in a verdant suburbia, as required by the policies in the HNP 2017. "

The applicant is correct in referring to the important policies of the HNP which refer to the need to maintain the sense of space and openness which is part of the character of the area- however it is not in any way evident how the application does that.

The houses in the area have a customary spacing which notable gaps between the properties. To the extent that there is any structure near the boundary it is single story.

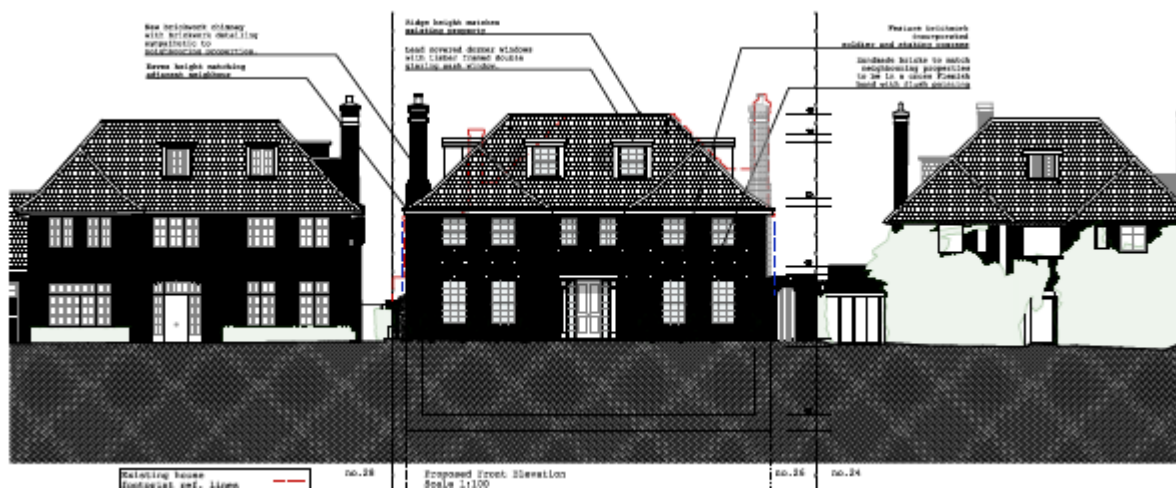
Here is 14-18 which is replicated on all the properties 20-24 giving a conformed and open feel.



And here the current streetscape next to 26 with gaps between the properties



The application at 26 eliminates all feeling of spacing by building at the same height across the whole property, leaving no more than a small side passage





Conclusion

The demolition in a conservation areas needs extremely sensitive treatment and we would recommend that the applicant revises its application to ensure that the new house by suitable scaling down makes an equal or greater contribution to the character and appearance of the Highgate Conservation Area.

We therefore strongly recommend that the current application should be refused.

May 2023