

Highgate Conservation Area Advisory Committee objects to planning application HGY/2023/0448.

It can be seen from this photograph that the insulated pipework for the air conditioning units has been brought through a window frame, is taken up to the fascia above and run along the fascia to the rear of the building. This is a very crude arrangement. As the external walls to the upper floors are well set back from the ground floor elevations to Archway Road and Northwood Road, HCAAC can see no reason why the pipework should not have been routed behind the decorative metal railing above the ground floor projecting roof.



Photo taken by HCAAC

In the following photograph it can be seen that the insulated pipework and adjacent cable tray on the right are only fractionally set back from the attractive Northwood Road façade. It also appears that the left hand units are very close to the rainwater pipe. We therefore cannot see how the proposed casing, which is in any case incredibly crude and inappropriate for a locally listed building over which great care has been taken in its restoration, could actually be installed. The submitted proposals therefore seem impossible to achieve. It is our view that any casing should:

- be set back from the corner of the elevation to Northwood Road by at least 225mm (one brick length); and
- the design of any casing should take as a starting point the very attractive original joinery which has been carefully conserved.



Photo taken by HCAAC

HCAAC objects to this application.