

# 43 Stanhope Gardens

London  
N6 5TT

## Design and Access/Heritage Statement

This statement is in support of a planning application for the removal of two existing chimney stacks to a semi-detached Edwardian house in Highgate.

The property is not listed, is not in proximity to any listed sites, and is not locally designated as a building of townscape merit. The property does lie within Haringey's Highgate Conservation Area.



The chimney stacks are redundant as they no longer serve working fireplaces - these have been previously removed and the current owner does not wish to reinstate them.

The main reason for the proposed removal is the concern that the existing structures are not structurally sound and pose a risk to the safety of the house owners and possibly the neighbouring occupiers at 45 Stanhope Gardens. The chimneys extend approximately 3.4m above the roof and appear to have cracks in the pebbledash render. They could be retained, but would need to be repaired and would potentially require structural reinforcement to meet current regulations as they are tall and slender. There would also be an ongoing maintenance obligation imposed on the property owners to ensure they are kept in good condition. The reason for this application is that it would be our preference to have them removed.

We invite the council to contact us if they have any queries about the application.

**SHIRLEY PHILLIPS**

for and on behalf of Michael Jones Architects  
June 2023