

HGY/2023/1519 : Bracken Knoll, Courtenay Avenue, Hornsey, London, N6 4LP

Highgate Conservation Area Advisory Committee objects to this application on the following grounds:

1. Sustainability

- No information on heat loss/heat gain is provided
- No information on how the energy hierarchy is dealt with
- No information on air conditioning or the like
- No information on the increased energy demand due to increase in bulk
- No assessment of heat gain due to large areas of glass
- No shading to the large areas of glass is provided
- Green roofs notoriously fail to stay alive so would be an eyesore for neighbours
- No information on loss of trees
- No information on SUDS given the much increased area of house and paving
- No information on potential flooding <https://check-long-term-flood-risk.service.gov.uk/map?easting=527064&northing=187786&map=SurfaceWater>

The applicant fails to show that the proposal would meet the sustainability requirements of the NPPF

2. Heritage, Conservation Area and Design

- No assessment of harm provided
- Proposed side extension on North side unbalances the front elevation. This side extension must remain subservient to the main façade
- The extensions to the rear effectively double the footprint of the building to the detriment of the setting within the Conservation Area
- The proportion of the plot which would be covered by building would be much greater than other properties in the immediate vicinity including in Compton Avenue
- The extensions towards the rear exacerbate this disproportionality
- The aesthetic treatment of the proposed large rear extensions clad in vertically boarded timber both to the sides and to the rear up to eaves level would be seen from the street. In that the proposed extensions would align with the existing brick flank walls there is no attempt on plan or elevation to achieve visual subservience to the original house which has acknowledged aesthetic merit and contributes to the Conservation Area

Due to poor design the proposal would cause harm to the Conservation Area, a heritage asset as set out in the NPPF.