

HGY/2023/1699: PRINCESS ELIZABETH HOUSE, WINCHESTER PLACE

Highgate Conservation Area Advisory Committee (HCAAC) wishes to have more information in order to form a judgement on this application.

We imagine the proposed works are part of a range of other works needed to attain an EPC Certificate to allow the accommodation to be let.

We would expect a 'fabric first' approach to be taken and that each area of work would require a listed building application, for example:

- double, triple and/or secondary glazing to windows. This may involve replacement windows
- improvement or replacement of external doors
- internal wall insulation (or possibly cavity wall insulation)
- roof insulation
- floor insulation
- etc.

The next stage would be a review of fixed items, for example:

- replacing boilers with renewables eg ASHPs; upgrading radiators
- replacing fixed electrical fittings such as lighting/fans

If a required EPC is achieved with these works then solar panels would not be necessary. However we are aware that future targets for EPCs are, quite soon, likely to change.

HCAAC requests that a full options appraisal is submitted with this application together with a BRUKL assessment.

The Heritage Statement asserts that Princess Elizabeth House which is listed Grade II needs to be assessed as a curtilage property to Cromwell House which is listed Grade I. However that Statement does not appear to address the impact of the proposals on Cromwell House. We therefore suggest the Heritage Statement should be amended and we would wish to have the opportunity to review it.