

HCAAC's objections to HGY/2023/1305

Highgate Conservation Area Advisory Committee ("HCAAC") objects to the above application for the:

"Erection of a boundary brick wall and metal gate on the Winchester Place frontage"

Whilst the drawing submitted with the application ("BACK Garden CAD 66 Cromwell Avenue") is not to scale, one can quite easily determine that what is proposed is wholly out of keeping with this part of the Conservation Area.

Winchester Place is described in the Character Appraisal as a one-sided street. As a result, our primary position is that the applicant should maintain this one-sided street along with the open semi-rural nature that was there prior to the applicant's works to the rear/garden of 66 Cromwell Avenue.

As a result, the applicant should reinstate the wooden fencing, gate and trellising as per the photograph below.



If, despite what we say, the Council is minded to permit the construction of a wall then, at the very least, it should reflect what we see on Cromwell Avenue and the other side of Winchester Place.

As is clear from the work undertaken by the applicant to the front of 66 Cromwell Avenue, the applicant fully understands the appropriate type of brick piers (with their recessed brickwork and coping stones) and the brick walls (again with their recessed and raised brickwork). This form is typical for the area.

What the applicant proposes bears no relation to what we see on Cromwell Avenue and Winchester Place, it does not correspond to the open semi-rural nature of Winchester Place or the style and proportions of walls to the surrounding properties. Further, there is no precedent for the cheap sliding gate proposed.

For all the above reasons, HCAAC objects to this application.