

HGY/2023/1905 47 Gaskell Road, London, N6 4DU

The demolition of an existing conservatory and the erection of a ground floor rear extension to a terraced house.

Highgate CAAC would not normally object to an application to replicate the type of back extension already common along this side of Gaskell Rd.

However:

1. The Heritage Statement is incorrect. The estate is largely unaltered and recognised as forming a coherent whole, for instance in the Highgate Conservation Area Character Appraisal. The houses facing the school in Storey Road and those in Yeatman Road which back on to them have porches because they were built that way, not because they were subsequently altered.

The only two non-original porches on the Gaskell Estate were built without planning permission and should not constitute any sort of precedent.

(This will be dealt with in more detail in relation to application HGY/2023/1907, which we object to very strongly indeed.)

2. The design and access/heritage statement (and application description) is also inaccurate in various other ways: this is an end of terrace not terraced house, the back extension will be visible from Highgate Allotments which is usually classed as part of the public realm, so it is not correct to say the new extension and dormer cannot be seen, and so-on.

3. Neighbours' concerns should be taken into account.