

HGY/2023/1907 47 Gaskell Road, N6 4DU

The erection of a ground floor front porch to a terraced house

Highgate CAAC objects to this application very strongly indeed and believes it must be refused.

The heritage statement included in the design and access statement is incorrect and misleading. The Gaskell Estate is well preserved and recognised as forming a coherent whole, for instance in section 9 of the Highgate Conservation Area Character Appraisal, concerning the Gaskell Estate, including:

9.1 Introduction

- 9.1.1 The Gaskell estate is a very well preserved group of streets with a unified design and layout. Gaskell Road is a very long terrace running from north to south, with Storey Road, Kenwood Road and Yeatman Road leading off it towards North Hill.

9.2 General Character

- 9.2.1 Kenwood Road was the first of these streets to be built in 1902 on the grounds of the old Springfield House. Gaskell Road, Storey Road and Yeatman Road followed in 1913. The two storey red brick terraces are early Council housing by the Hornsey Borough Engineer E J Lovegrove.
- 9.2.2 The early 20th Century houses are small, unpainted, red brick terraced cottages in a simple two storey design with red clay roof tiles that have been preserved throughout. With the exception of Storey Road on which there are protruding tiled front porches, the terraces are flat fronted. The sash windows are small and fairly simple, and almost without exception the originals have been retained, as have the original doors.
- 9.2.3 The homogenous nature of the estate has been successfully maintained and this is an integral feature of its character and helps create a harmonious and attractive environment.

It is simply not correct to say that numerous other houses in surrounding roads have been altered in a similar way. The houses facing the school in Storey Road and those in Yeatman Road which back on to them, have porches which were part of the original design, not because they were subsequently altered.

Similarly, the earlier purpose-built flats towards the eastern end of Kenwood Road have always been a different style from the houses in Gaskell Road.

We are aware of only two non-original porches on the entire Gaskell Estate, both of which were built without planning permission.

HCAAC considers the impact on the Conservation Area on the basis of these so-called 'precedents' would cause considerable harm and must be refused.

In addition, 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.

Highgate CAAC believes the addition of this porch would harm the coherence of the Gaskell Estate and the Highgate Conservation Area more generally.

This application should be refused.