

HGY/2023/2248 37 Stormont Road, N6 4NR

Highgate Conservation Area objects to this application for the following reasons:

- Whilst we disagree with PACE Services' suggestion re. HGY/2023/0445 (withdrawn) that the architect should adopt an Arts & Crafts' approach to the window design, by the same token we disagree with attempts to make this look like a 21st century house. We consider the existing house has some merit.
- The result of the approach taken has several considerable disadvantages in design and layout terms described in further detail below.

These are our detailed comments:

1. The attempt to make it look like a 21st C house I think fail to achieve a good result:- the front porch is confusing with three brick piers which seems an attempt to replicate the existing but at the moment there would seem to be no confusion about where the front door is but now there would be.
2. The projection frame to the right is actually the utility room window so such prominent treatment is illogical, only some sort of misplaced architectural statement to change the look of what was originally and still is a subsidiary/utilitarian part of the ground floor plan.
3. The vertical dark grey vertical fins to the window next to the front door and to the front dormer appear to have no particular logic especially when the projecting first floor windows apparently do not require them for protection from the sun.
4. The front dormer serves a very awkwardly shaped utility/WC but if the fins are required for privacy the right hand first floor projecting window serves an ensuite with the WC directly next to it - and with a side window, without fins, behind it. Again any logic for the introduction of fins to this window is erratic at best.
5. The side elevations are prosaic with new EJMA style windows with no architectural merit. This application takes note of the need to keep open views and so the side elevations should have been carefully considered.
6. The planning of the interior, though not a planning consideration, lacks simplicity in general. It is worth pointing out that the front bedroom next to the staircase is so long and narrow as to be unusable.

Taking all these points together, it is Highgate Conservation Area Advisory Committee's opinion that 37 Stormont Road is a sound house, a good example of its period and that the proposed alterations diminish its value to the Highgate Conservation Area.
