

Highgate CAAC objection to HGY/2026/0859 95 North Hill, London, N6 4BS

Non-Material Amendment to permission original ref: HGY/2023/3168 to installation of obscure glazed side facing 1st floor window.

Highgate CAAC believes the changes to the side window are not necessarily problematic, however we have concerns about the manner in which HGY/2023/3168 is being carried out.

As the photos below show, a great deal of damage has been done to the side wall alongside the alley between No 95 and Rowlands Close flats. Taking render off brick walls often damages them, as is the case here.

Presumably this is the *“Existing modern render to gable to be removed and replaced with breathable lime render colour to match existing”* shown on the drawings for this NMA.

It is not clear whether this is a planning enforcement, conservation or building control matter. (This work is apparently being supervised by a private building control firm.) However it is a clear illustration of why removing render from old buildings is often a bad idea and why care should be taken when permitting and carrying out such work.

In addition, we noticed possibly original features being ripped out and thrown away back in February - see photo of fireplace surround and other stripped out material awaiting disposal below.

All in all, the work being done at this address appears to be very rough.

The details of this application should be checked very closely.

Photos:

Fire surround being thrown out (Feb) - Damage to external brickwork (April)





Photos taken by a member of Highgate CAAC.