

Objection from the Highgate Conservation Area Advisory Committee –  
34 Kingsley Place - HGY/2026/1050

This application because of its increase in bulk and height must be refused for the following reasons:

- The proposed additional storey would harm the significance and setting of Southwood Lodge (listed Grade II) immediately downhill from the application site. This house has prominence in that view but would be much and unacceptably diminished by the submitted proposal. Southwood Lodge provides a reference to the historical landscape of its extensive grounds on this prominent hillside setting.
- The setting and significance of 54 Southwood Lane (listed Grade II), part of a long row of listed properties, would be adversely affected by the introduction of a two storey house. The amenity of the occupants would also be an issue.
- The removal of the tree and the proposed additional storey would negatively alter the view both up and down the road and the open view down Kingsley Place from Southwood Lane; all to the detriment of the Conservation Area.



The drawings seem to differ from each other: eg the North Elevation as shown in the DAS, the Heritage Statement and the standard drawing, all seem different. The north elevation in the standard drawing, shows two cars parked to the west. In fact there is a white painted wooden garage door and a wall of London stock bricks. The boundary of the site has a similar wall, broken by two opaque windows, which are not shown in the drawings. All this can be seen in the submitted photos attached to the application.

Although we are given to understand that the building is 'unsafe' and subject to a 'Prohibition Order' nevertheless it seems to have been designed by Architects Co-Partnership who designed the attractive small estate of Kingsley Place and Somerset Gardens. It is subservient to the nearby buildings, being low level and largely built to include the roadside wall. It would seem that the applicant is trying to build a house with three bedrooms, two reception rooms and one large studio/study, on this small site which currently has a one bedroom house. (That, in turn, was originally converted from a garden shed and studio at the bottom of the garden of 54 Southwood Lane.) To do this they are considerably reducing the patio area and increasing the 'build' on this relatively open space. What remains of the patio will be behind a building built up against the boundary wall. The proposed elevation is higher than existing, more bulky and, seemingly, has no windows to break the blank wall. There are no details of what materials will be used. Nor is it clear, just what materials the roof extension will use or what it would look like.

The east elevation does not show any windows. Either they exist, in which case they would overlook Southwood Lodge, or they do not, in which case Southwood Lodge would face an overbearing brick wall.

The reduced patio will give insufficient amenity space. The removal of the tree will be a severe loss. That loss would not be sufficiently mitigated by planting a tree which will take many years to mature.

The flat roof has no plan to incorporate a high quality 'intensive green roof' Urban Greening Factor 0.8.

HCAAC is of the firm view that this application must be refused on the grounds of causing harm to Highgate Conservation Area, the setting and significance of Grade II listed buildings, the removal of a significant tree and inappropriate development.