

Application for planning permission HGY/2026/1790

2 Highgate High Street N6 5JL

Installation of ground floor shopfront signage, comprising a new fascia sign and a new projecting sign.

The Highgate Conservation Area Advisory Committee wishes to object to this proposal.

We are concerned that the application gives no consideration to the setting of the adjacent Grade II* listed houses: Nos. 128 and 130 Highgate Hill, which date from the 1660s and are among Highgate's most significant buildings. A current planning application for the installation of new rooftop a/c units on this property (HGY/2026/1721) does however include a heritage statement which states in para 4.2 Impact on Setting *the nearest statutorily listed buildings are Nos. 24–40 Highgate High Street (Grade II), located further along the High Street.* This is patently incorrect.

For the record, it is important to note that No. 2 was rebuilt (or heavily remodelled) in the 1960s on the site of a three-storey, six-bay house dating from the early 18th century, which is included in *An Inventory of the Historical Monuments in Middlesex, Royal Commission on the Historical Monuments of England* (1937) p80. It was used as a boarding house for Highgate School from 1851-1884 when it was known as Elgin House. A shop was subsequently added in the three left-hand bays. It is illustrated in *Highgate from Old Photographs*, Michael Hammerson (2013) p36.

The house was given a stuccoed façade in the later Georgian period, as was common practice. The façade was rebuilt (or remodelled) in the 1960s, the second storey partially demolished, and the roof removed to create a flat roof and roof terrace. This was one of Highgate's most significant losses before statutory listing gained pace and before designation as a conservation area (1967).

The building's east flank wall, which was never stuccoed, is clearly from the original house, with platbands between storeys and (altered) window openings with gauged red-brick arches – typical of the early 18th century. The bricks are laid in a mixed bond. It is entirely possible that further early fabric survives within the present structure.



The introduction of further illuminated signage, coupled with a highly inappropriate bright-yellow colour scheme, would in our view detract badly from the setting of Nos. 128 and 130, and from the wider streetscape. Planning permission should therefore be refused.