



HIGHGATE
SOCIETY

10A South Grove, London N6 6BS

Oskar Gregersen, Planning Officer,
Haringey Planning Service,
6th Floor, River Park House,
225 High Road, Wood Green,
London N22 8 HQ.

November 21, 2023

Dear Mr. Gregersen,

Re: HGY/2023/2890, 42 Hampstead Lane, "Oakleigh", N6 4LL

This is an application for the demolition and replacement of an existing boundary wall along the frontage of 42 Hampstead Lane, "Oakleigh", a property in the Highgate Conservation Area.

The existing wall, as described by the applicant's planning consultants, Rapleys, is a low brick wall with railings above; the proposed replacement wall is of solid brick, 2:20m high with five 2:40m high posts, one at each end of the brick wall, and three demarking the swing gates for cars at each side and the pedestrian gate. They do not state the height of the existing wall, but including the railings and the posts, it is clear from the plans that it does not exceed 2 metres, the maximum permitted height for boundary walls in Haringey.

The application cites in support examples of front boundary walls for neighbouring houses:

1. 38 Hampstead Lane received planning permission for a front boundary brick wall between 1:70 and 2:20m. in height;
2. 32 Hampstead Lane has a brick wall fronting Hampstead Lane with an approximate height of 1:80m;
3. 30-31 Hampstead Lane has a brick wall with a timber topping reaching 1:80m – 2:00m in height;
4. Kenwood House has extensive timber fencing of approximately 2:00m in height along this part of Hampstead Lane.

Although there are a variety of boundary fences near Oakleigh, brick walls are against Conservation Area policy, which is predicated on keeping an open, green aspect particularly here, directly opposite the Grade II and Listed Kenwood Estate.

In addition, the proposed replacement wall is considerably higher than the wall it seeks to replace; if allowed it would establish a damaging precedent for higher brick walls in properties nearby, the result of which would be a fortress-like aspect in this part of Hampstead Lane, currently a green and open approach to Kenwood and Hampstead. This would “detract from the character and appearance of the Conservation Area and its setting.” (Haringey Local Plan Development Management DPD, policy DM9 as cited by Rapleys letter in support of the application, p.2).

This application seeks, in addition, to “replace the metal railings and posts at each [end] of the boundary wall...with a alternative style of metal railings and posts, in a similar siting.” (Rapley, *ibid.*). However there will not be any metal railings in the new wall, but rather two metal swing gates for cars, plus an additional entry gate beside the north swing gate for pedestrian access. The material from which the posts would be constructed is not specified, but from the plans they are not simple brick like those they would replace, and the two swing gates and pedestrian access gate as well as being higher are also more ornate than what they would replace.

This application follows 3 prior applications for many non-material amendments to the permission granted in January 2021 for the demolition and replacement of the large detached Arts and Crafts-style house on the site. The first two applications were refused, after representations by Haringey’s Design Officer and Conservation Officer, significantly, on the grounds that the proposed changes would introduce features considered material and impactful on the character of the Conservation Area, and that the proposed works would not comply with Policy DM9 of the Haringey DMDP 2017, by introducing changes which would harm the character and appearance of the Conservation Area. As a result the Council’s officers deemed they would require proper planning permission. These applications were then abandoned, and a third application for non-material amendments, more limited in scope, is now being considered by Haringey.

The Highgate Society objects strongly to this application for a replacement front boundary wall on the grounds given by Haringey’s officers for refusing the two applications for inappropriate non-material amendments to the grant given in 2021, in particular Haringey Policy DM9, which supports development that “conserves and enhances the significance of a heritage asset and its setting.” The high brick wall proposed in this case would do neither, and would in fact be detrimental to it. It would cause substantial harm to the character and appearance of the Conservation Area and the approaches to the Kenwood Estate, which would not be outweighed by any public benefit from the development.

An open frontage with railings and screened, if necessary, by trees and shrubbery, is absolutely necessary in this highly sensitive location. The current application should be refused on grounds of substantial harm.

Yours sincerely,

Arlene Polonsky,
Planning and Environmental Committee,
Highgate Society.

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