

Removal of the front façade of approved replacement dwelling (HGY/2022/2162) and installation of a new façade with associated alterations to the roof.

Highgate Conservation Area Advisory Committee objects to this application as we consider this application should be withdrawn and a new full plans application for the proposal made for the following reasons:

- the front elevation is significantly re-ordered
- proposed symmetrical gables and additional roof height significantly alters the proposal from the last approved scheme. The eaves projects well forward of the existing façade. The side gables are consequently significantly higher
- The projected notional roof line, see page 22 of the DAS, would introduce a new scale and character which would cause harm to the Highgate Conservation Area. The full width homogenous facade with new projecting bays at each end combined with a taller roof would create an out-of-scale intervention to the detriment of the settings of the adjoining houses and the Conservation Area
- the adverse impact on neighbours could be more significant
- the adverse impact on the setting in the Highgate Conservation Area would be greater to the extent such that the erosion of the quality of this part of the Conservation Area would be increased
- the quality of the existing house and its façade is greater than the proposed design. The last Inspector concluded the existing property made a neutral contribution to the Conservation Area only on the basis that it's significance had been reduced by the amount of inappropriate development in Courtenay Avenue and its impact on the character of the Conservation Area. The proposed house due to its scale and overbearing size in relation to neighbouring properties would in our view cause harm to and have a negative impact on Highgate Conservation Area whereas it is our view that the existing house makes a positive contribution to the Conservation Area.

We ask you to note the staff have nowhere to eat a meal or watch TV and their accommodation is located below the double garage. The windows serving those bedrooms are close to the garage exit. Cars idling in the garage or on the drive could cause pollution problems.