

Eunice Huang
Planning Officer Haringey Council
Alexandra House,
10 Station Road
London N22 7TR

By email only to Eunice.Huang@haringey.gov.uk

Re: Land Adjacent to 29 Milton Park London N6 5QB – Application Ref:[HGY/2023/2691]
Our ref: ICE21.273.301.025
London, 29 November 2023

Dear Eunice Huang,

We refer to the objection dated 13 November 2023 from the Highgate Conservation Area Advisory Committee (HCAAC). The Objection refers to an appeal on a previous application and as you know the design considered by the Appeal Inspector is not the subject of the present application.

The Applicant has made extensive efforts to engage with the HCAAC and the enclosures which were electronically acknowledged as read show that the HCAAC knew from 2022 that the Applicant was working on an alternative design approach and sought engagement with and advice from the HCAAC.

The suggestion that a revised application was prepared 'in haste' thus has no merit. As the objection notes the Inspector clearly stated that not all development proposals for the site need be rejected.

The HCAAC is clearly unable to fulfil an advisory role on planning applications in the area.

The HCAAC's difficulties are most evident in the text of their previous objection to application HGY/2022/2318 for the same site. This undated submission said that the Applicants' previous proposals were *'a real lost opportunity to construct an interesting building'*, that the Conservation Area Appraisal *'does not mention flank walls once'* and that a *'high quality innovative modern design'* could be a reflection of *'the development of the site between one hundred years ago and the present'*.

The Applicant has made every effort to seek advice from the HCAAC as to what these comments mean and how the site can be developed and received no response. The present objection must be considered in this light.

We have copied this response to the HCAAC and request that this letter is included in the 'files' tab on the application portal page.

Yours sincerely

(electronic signature)

Michael Rushe
Architect
for and on behalf of ICE Architects Ltd.

Enclosures: Letter to HCAAC dated 11 November 2022, and email of 8 February 2023

Cc: The Highgate Conservation Area Advisory Committee.
John Healy & Siobhan O'Shaughnessy – The Applicants (by email only)
Elisa Grilli – ICE Architects Ltd.

The logo for ICE Architects Ltd. features the letters 'ice' in a stylized, lowercase, italicized font. The 'i' and 'e' are connected, and the 'c' is a simple curve. The letters are black.

Therese Gray
Highgate Conservation Area Advisory Committee

By email only to highgatecaac@btinternet.com and [REDACTED]

Re: 29 Milton Park London N6 5QB

Our ref: ICE21.273.303.002

London, 11 November 2022

Dear Therese,

Thank you for the quick response to our last letter.

We are instructed to prepare a revised application for the site, and we believe it would be beneficial to have prior discussions to establish how we meet your objective of preserving and enhancing the character of Highgate.

We are of course aware of the conservation officer's view. We can find no evidence in any policy material to support her position and thus we do not agree with her conclusion. In your email you express some sympathy for her position but in your submission, we conclude that you do agree with her analysis.

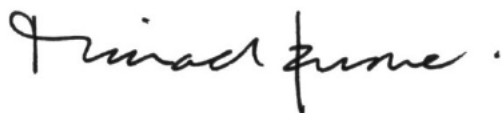
As previously explained prior to our submission we communicated with the Highgate Society over two months and at no point was the principle of development of the site an issue.

In your written response to our planning application, you describe our proposal as '*a real lost opportunity to construct an interesting building*.' This is incompatible with the conservation officers' position and so we write to seek engagement with you as to how such an opportunity can be realised.

Thank you for the clarification on the separate roles of the Highgate Society and the HCAAC. We are also intending to meet with the Highgate Society at one of their Saturday morning surgeries.

We look forward to hearing from you,

Kind regards,



(electronic signature)

Michael Rushe
Architect
for and on behalf of ICE Architects Ltd.

CC: Constantine Koritsas
Gail Waldman
Susan Rose
Peter Cassidy



[REDACTED]

From: Michael Rushe [REDACTED]
Sent: Wednesday 8 February 2023 13:27
To: [REDACTED]; highgatecaac@btinternet.com
Cc: C Koritsas; Gail Waldman; Susan Rose; Peter Cassidy
Subject: Re: Land adjacent to 29 Milton Park London N6 5QB

Therese,

We refer to our letter of the 11 November 2022 in the email below to which we have not had a reply.

We appreciate that committee members are volunteers and there are a large number of applications.

As noted in our letter we are submitting a revised application and would wish to have the committee's guidance on the 'lost opportunity' represented by our last proposal.

Our client - as a resident of Highgate - would like the proposal to benefit from the committee's advice ahead of submission.

Can you advise how this can be done?.

Kind regards,

Michael

Michael Rushe
Architect
ICE Architects Ltd.
70 White Lion Street
London
N1 9PP
T: + 44 20 3215 0015
www.ice-architects.com

----- Original Message -----

From: "Michael Rushe" [REDACTED]
To: [REDACTED] <highgatecaac@btinternet.com>
Cc: [REDACTED]
Sent: Fri, 11 Nov 2022 12:08:53 +0000
Subject: Re: Land adjacent to 29 Milton Park London N6 5QB

Therese,

Letter attached in reply to your email below,

Kind regards,

Michael

Michael Rushe
Architect