

Highgate CAAC objects to application HGY/2023/2928 because it is not sympathetic to the style of the building or the character of this late 20th Century residential development, and is to the detriment of the Highgate Conservation Area more generally.

1. Crittall windows may have been around since the late 19th century, as stated in the Design and Access Statement, but they will not *“seamlessly blend with the textural qualities of the surrounding area”*.

Highgate Conservation Area is notable for numerous small-scale, high quality 1950s, 60s and 70s residential developments such Highgate Close/North Grove. Crittall windows will look very jarring compared to the late 20th Century style of these buildings. This alteration will not enhance the Highgate Conservation Area.

2. Replacement of three vertical windows to the rear elevation at ground floor level.

The Design and Access Statement states that *“the proposed window is to be a horizontal window that matches the design and frame proportions of the existing windows”* and that the reason for this change is to *“allow more light into the ground floor stairwell and improve the connection to the outside.”*

The drawings do not support either of these statements. It is clear that the three existing diagonally arranged windows, so characteristic of these houses, will be removed because they are in the way of the large back extension.

The original design of these houses did not feature any low horizontal windows. The low horizontal window proposed just above the roof level of the new back extension is not in keeping with or sympathetic to the existing idiosyncratic but significant arrangement of the staircase windows in this development.

Further, the study will become an internal, dark room and the hall/stair will be comparatively dark compared to the present arrangement of windows.

Neither of the above changes can be said to comply with Supplementary Planning Guidance SPG2 as suggested in the DAS as they are clearly not in keeping with the character of this or neighbouring buildings and will result in a regrettable deterioration in the original character of the development.

3. The Design and Access Statement also makes various other incorrect statements about the Highgate Close/North Grove development, such as:

*“At the ground floor level, each property has a similar style ornamental metal porch with dual off-street parking bays adjacent to the main entrance.”*

This is incorrect. These houses were all built with one integral garage with a short, narrow driveway in front.

Indeed, a quick look at Google Streetview reveals that No 10 itself had only one off street parking space - the short driveway in front of the garage - until very recently (see images below). The planted bed between the front path and driveway was removed some time between 2019 and 2022, and even in 2022 use of the “second parking space” involved driving over a raised kerb. Many other houses in Highgate Close still have only the original narrow access to the single garage and retain significant amounts of attractive greenery in their front gardens.

Highgate CAAC regrets the replacement of these front gardens with bleak, featureless parking areas and believes this trend should be resisted as it is leading to a deterioration in the character of Highgate Close and of the Conservation Area more generally.

Photos of 10 Highgate Close over recent years:



(Both images from Google Streetview)