



HIGHGATE SOCIETY

10A South Grove, Highgate London N6 6BS

15 January 2024

Ref: HGY/2023/3043

Dear Nathan

I am writing on behalf of the Highgate Society to object to this application to demolish the existing rear shed and create a much larger storage and meditation space.

To begin with I would like to clear up an error in paragraph 1.00 of the Heritage Statement which states that this property is a "*single dwelling house with a live-work element*". This is incorrect. The ground floor of the building has always been a shop. The applicant made the same assertion in a previous application (HGY/2023/1820) for a certificate of lawfulness to demolish the existing shed and rebuild a larger storage outbuilding. This point was rejected in the Officer's Report which confirmed that the building is of mixed use – a shop, and a flat with a separate entrance. I would be grateful if you could clarify this again for the applicant in your Officer Report. Please note that if the applicant is permitted to establish that the ground floor is not a shop, this could have a severely harmful impact on the viability of the Highgate High Street retail offer. The building is statutorily Listed Grade II, and the retail element therefore cannot be changed to a dwelling-house without planning consent.

We object to this current application on several grounds:

1. The proposed outbuilding would cover over 75% of the garden which greatly exceeds 50% of the curtilage
2. An outbuilding of this size will not preserve the setting of this Grade II property and it will cause substantial harm to its character and integrity.
3. The proposed outbuilding is 3.4m high and situated right up to 2 boundary walls. We understand that the height must not exceed 2.5m if it is located within 2m of the property boundary.
4. The building has over 15 square metres of internal floor space which requires it to be sited at least 1m away from any boundary.

Finally we are concerned to read in the Heritage Statement that the boundary wall to no 82 has been poorly maintained. The applicant argues that granting permission for the proposed outbuilding will help "*maintain and protect*" the wall. The applicant should have no difficulty maintaining the wall without attaching an outbuilding to it.

Kind regards

Liz Morris