

Highgate Conservation Area Advisory Committee wishes to make the following comments on HGY/2023/3391.

HGY/2023/3391 compared to HGY/2023/0078: 25 SHELDON AVENUE N6

The Highgate Conservation Area Character Appraisal describes this area as having well-planted front gardens. We would wish to see this character maintained or reinstated.

1. Planting in front garden:
The approved drawings showed mature hedging behind low brick walls with metal railings above, hedging along the boundaries each and in beds below each bay window. However the lightwell to the basement in front of the left hand bay was approved hence there was a discrepancy between what was shown on the two drawings and what was approved was unachievable. As a result the amount of planting shown on the drawing submitted with the current application now omits any planting against the house. This could easily be reinstated on either side of the front door.
2. Paving in front garden:
It is proposed the whole of the front garden apart from the narrow hedges is paved with a resin bonded surface of unknown colour and the resulting appearance would be unrelieved areas of this finish. We would wish to see some trees on the boundaries with underplanting which would be seen through the gates and railings.
3. Front gate:
The drawing does not have a scale to enable us to check that the height and width are consistent with the approved drawings. Are the piers constructed with something other than bricks? They appear too large. Samples should be required before a decision is made.
4. Rear garden:
Would it be possible to request a biodiversity comparison at this stage? Indigenous trees of medium to tall species would be appropriate together with bat, house sparrow boxes, etc. External lighting should be subdued and low level.