

HCAAC objection to [HGY/2024/0269](#) for 22, Kingsley Place, London, N6 5EA.

Highgate Conservation Area Advisory Committee is concerned about the potential for noise pollution to the detriment of neighbours' amenity, contrary to DM1 of the Haringey Development Management DPD (2017).

The Kingsley Place development was built with 4 types of houses, and the precedents cited by the applicant (13-15 Kingsley Place) were designed from the outset as low, wide courtyard houses, with considerably larger footprints than No 22.

They have always had interior courtyards and, given the slope of the site, appear to be small bungalows viewed from outside. They are also set well back from other houses across roads. The potential for noise pollution from these courtyards is therefore relatively small.



By contrast, No 22 is one of the taller, terraced designs. Replacing the back garden with kitchen, dining and utility spaces with expansive glass doors wrapped around an open air courtyard will result in domestic noise rising up from the kitchen, dining and utility spaces whenever there is reasonable weather, at any time of year.

The relative positions of houses and gardens within this terrace are quite different from Nos 13-15 Kingsley Place. Noise pollution seems almost inevitable in this case, for the next door house and perhaps for the houses across the road:



The new extension may be partly visible from several surrounding vantage points.

As the DAS notes, the houses in Kingsley Place were designed by The Architects Co-Partnership in 1967 and won a housing design award in 1968.

*"Kingsley Place is a classic example of well-designed and conceived urban housing which has been carefully maintained and preserved as a holistic set piece"*

Highgate CAAC regrets such a significant change to a largely unaltered example of high quality mid 20th Century architecture. The terraced houses in Kingsley Place were built with gardens, not courtyards, and this application attempts to blur the distinction between the four different original forms.

We also note that the proposals will result in the removal of greenery from around the back garden. This loss will be visible from the public realm and contrary to policy on biodiversity, sustainability and so-on. This section of Kingsley Place will look quite different with no greenery, to the detriment of the character of the area.



(All images taken from Google Streetview for various dates.)

The proposals may be contrary to HNP policies DH2, DH3 and DH10.