



Emailed: planningsupport@haringey.gov.uk

15 March 2024

Dear Nathan Keyte,

SITE: 22, Kingsley Place, London, N6 5EA

RE: HGY/2024/0269

The Twentieth Century Society has been alerted to the above application for a “A single storey rear extension with courtyard” to 22 Kingsley Place in London. Kingsley Place is located within the Highgate Conservation Area. The Society shares the concerns expressed by the Highgate Conservation Area Advisory Committee (HCAAC) that the proposed work could have a harmful impact on an important site within the Highgate Conservation Area.

Background

Kingsley Place was built in 1967 to designs by Michael Powers (1915-1994) of the Architects Co-Partnership, a major post-war architectural practice. The practice was established in 1939 as the Architects’ Co-operative Partnership by a group of former students at the Architectural Association. The group shared a belief in the development and social application of modern architecture. Their most important early project was Powers’ rubber factory at Brynmawr near Ebbw Vale in Wales (of 1945-51) which was Grade II* listed in the 1980s but tragically demolished in the early 2000s. In 1951, ACP contributed towards a substantial part of the Festival of Britain held on London’s South Bank. Interested in architecture for social good, the practice went on to mostly build new schools and university buildings in the late 1950s and 60s. Multiple buildings by ACP are listed in recognition of the importance of the partnership and quality of their output. Listed ACP projects led by Powers include the Grade II listed Beehives at St. John’s College in Oxford (1958-60) and the Grade II nos. 15, 16 and 17 Blackhall Road which are a group of Fellows’ houses also at St John’s (1963) (which has two listing entries). He also completed the Grade II* St Paul’s Cathedral School, City of London (1962-67) after Leo de Syllas’ death in 1964, and was the partner-in-charge for and the relatively recently Grade II listed Dunelm House, Durham University’s Student Union (1964-6). Andrew Saint described Powers in his obituary for the Independent (1994) as “...the most sensitive architect on the [ACP] team [...] unconcerned with brutal gesture or personal credit, Powers got on with creating a series of gracious, well-crafted educational buildings that represent English Modernism at its most

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civilised”. Kingsley Place is a good example of Powers’ domestic work. It is a sensitive, site-specific design. Buildings are built of London yellow stock brick, kept to a modest two- to three-storeys, and they adopt various forms—there are houses with L- and U-shaped plans, and stepped terraces—to respond to the steeply sloping site. It is a high quality scheme which reportedly won a Civic Trust award in 1967 and a Ministry of Housing and Local Government Good Design in Housing award in 1968.

Policy:

Kingsley Place should be identified as a Non-Designated Heritage Asset (NDHA) in recognition of its heritage significance. The application should be assessed with paragraph 195 of the National Planning Policy Framework (NPPF) in mind – this describes ‘heritage assets’ as “an irreplaceable resource [...] [which] *should be conserved in a manner appropriate to their significance*, so that they can be enjoyed for their contribution to the quality of life of existing and future generations” (our emphasis). It should also be assessed against paragraph 203 which requires that “In determining applications, local planning authorities should take account of: a) *the desirability of sustaining and enhancing the significance of heritage assets* and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) *the desirability of new development making a positive contribution to local character and distinctiveness*” (our emphasis). And paragraph 209 which states that “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, *a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*” (our emph.).

Kingsley Place is located within the Highgate Conservation Area, within ‘Sub area 2 – Highgate Bowl’. Because the application falls within a conservation area, the local authority should be mindful of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that “In the exercise, with respect to any buildings or other land in a conservation area [...] *special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*” (our emph.). Paragraph 205 of the NPPF should be heeded: “When considering the impact of a proposed development on the significance of a designated heritage asset, *great weight should be given to the asset’s conservation...*” (our emph.). And paragraph 206 too: “Any harm to, or loss of, the significance of a designated heritage asset [...] should require *clear and convincing justification*” (our emph.).

Comments:

Kingsley Place is historically and architecturally significant, and it makes a positive contribution to the Highgate Conservation Area. The Highgate Conservation Area Character Appraisal and Management Plan (2013) describes the ACP development (pp.70-71) and concludes that “The overall effect of the scheme [at Kingsley Place] is well-designed, quiet and efficiently managed” (5.4.15). Under ‘Positive Contributors’ to the sub area, it states that “Most of the existing buildings contribute to the rich and varied Highgate urban townscape” (5.8.1).

The Society shares the Highgate Conservation Area Advisory Committee’s concerns about the proposed rear extension to no.22, which is a terraced house in an end plot. It is proposed to build a new dining room/kitchen extension around a central courtyard to the rear of the property. This work would involve the demolition of the lower level of the rear wall to no.22 resulting in fabric loss. The extension would also result in the loss of the house’s original site plan form – as noted by HCAAC, these terraces were planned with back gardens and not with the courtyards found within the U-shaped houses, and the two types should remain distinguishable from one another. We note that the other end property to the terrace, no.16, appears to have already been extended to the rear, but this does not justify further harmful accretions to the development like what is proposed. The Society has concerns about the proposed work on heritage grounds and for this reason objects to the application.

Yours sincerely,

Coco Whittaker

Senior Caseworker

The Twentieth Century Society
70 Cowcross Street
London, EC1M 6EJ

Remit: The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent member of the Joint Committee of the National Amenity Societies. Under the procedures set out in the *Arrangements for Handling Heritage*

The Twentieth Century Society, 70 Cowcross Street, London EC1M 6EJ – Tel 020 7250 3857

Applications – Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021, all English local planning authorities must inform the Twentieth Century Society when an application for listed building consent involving partial or total demolition is received, and they must notify us of the decisions taken on these applications.

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coco@c20society.org.uk

www.c20society.org.uk