

**HGY/2023/2492: LANDSCAPE CONDITION, TOWNSEND YARD**

Highgate Conservation Area Advisory Committee objects to this application for the following reasons:

1. You will note that dwg no.1240/POW-A-4000 – FINAL OPTION “Site Plan Hard & Soft Landscaping materials”, submitted with this application on 18/9/23, shows a new tree outside the proposed house at the top of Townsend Yard. This small tree was a gesture which to a very small extent compensated for the loss of mature trees and a mixed hedge of field hedgerow plants along the boundary.
2. You will note that on the new proposed drawing, submitted on 27 March 2024: 1240-POW-4000-01-Landscaping plan, (and is, presumably, the plan for which approval is sought) shows that small tree has been removed from the landscape proposals leaving the frontage of the new houses with no trees or even planting along the whole frontage.
3. There is a gesture towards a small amount of planting in a planter on the frontage at the bottom of the site however we believe that LFB require a turning point at the bottom of the site and therefore this plan, we must presume, is no longer current. We would appreciate clarification on this point before a decision is made on this application. It would, of course, rely on the planter mentioned above being omitted from the landscaping proposals.
4. Given the uncertainty about how the LFB requirements are to be met, we consider this application cannot be decided unless and until the LFB situation has been resolved.
5. Bike stores will require some hardstanding presumably. It would appear that virtually all the external areas of each house would be hard landscaped as proposed.
6. Is it possible to require that future owners must not leave bicycles at the front of the house to prevent visual clutter? The bike store to the bottom house would need a new location for bike storage to allow LFB to turn their fire engines.
7. Granite setts are impermeable. What protection to prevent flooding of the houses is being provided?
8. What does the hatching on the limestone slabs adjacent to the front walls of the houses indicate.
9. There is no indication of where the reconstituted stone slabs 900 x 300mm are to be located.

In summary, the LFB requirements are unknown to us and we wish to know what they are before this a decision is made on this application. The negligible amount of greenery, tree and soft landscaping is unacceptable.