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30 September 2020

Re: Construction of 6 dwellings, community wildlife garden, and demolition of existing structures, Rear of 132 Station Road, N22 7SX, HGY/2020/1841.

With reference to the Conservation Officer's comments to this application, dated 28 September, I make the following points:

1. Comments have been received from the Historic England Greater London Archaeology Advisory Service (HE GLAAS) on this application. The GLAAS draw attention to the archaeological heritage in this site, its potential importance, and make recommendations for its evaluation and investigation. The CO does not refer to the GLAAS submission.
2. The applicant's heritage statement mistakes Cherson House for The Grange as the historically relevant building on the site. The applicant has not therefore properly considered the heritage assets and seems not to have investigated the application site.
3. The GLAAS comments and recommendations are of some weight and should be taken into account.
4. Other issues were raised by residents' Conservation Consultant, for example: the consequences for the heritage assets, the negative impact on the open character of the site, a building at odds with the context that overwhelms the entire site, and overall loss of amenity.
5. Regarding the Coach House, it is described (para 4.28) in the Conservation Appraisal (2008) for CA10 as 'a small attractive Victorian outbuilding constructed from yellow stock brick with a prominent shaped gable'. Being attractive, it is thus a positive feature, visible from the street in Station Road, and glimpsed from Park Avenue in the CA.
6. The CO says that the Coach House is 'old and utilitarian'. However, it remains substantially in its original form. There is good brick work, original upper first floor windows and finely shaped Portland stone capped gables. The upper storey retains the central loft door to the hay loft which served into the paved stable yard

below: the paved yard outside the Coach House is the stable yard associated with The Grange, such stabling use being present at that location for centuries.

7. Stabling is 'utilitarian', but that can be said for any building type that serves a function. In this instance it is a rare, indeed unique, survival in the area.

I trust that you will take these comments into account.

Yours sincerely

Simon Fedida