

HCAAC's objections to HGY/2024/2041 – 9 Willowdene, 18 View Road, N6 4DE

These are the objections of Highgate Conservation Area Advisory Committee ("HCAAC") to the above application for the above property which is said to be for:

"Planning consent for a very similar proposal has already been issued however, this timeframe for that consent has now elapsed. Proposal is for a single storey ground floor rear and front infill extensions, alterations to rear fenestration. This new proposal: - to the rear requests the same rear extension however, a different geometry of the windows is requested. - to the front a similar extension is proposed however, the volume is smaller."

There have been a number of planning applications in respect of properties within this unique example of a high quality mid-twentieth century infill. The estate is a coherent satisfying collection of villas, forming an harmonious whole which has maintained its integrity. That integrity, clearly the intention of the architect who designed the development, should not be damaged by approval of this application.

The character of this group of villas was recognised by the Council in refusing the following applications:

- HGY/2021/2437, in respect of 9 Willowdene, for the erection of first floor extension to dwellinghouse; and
- HGY/2021/1792, in respect of 4 and 5 Willowdene, for mansard roof extensions to adjoining properties.

In particular, in refusing HGY/2021/1792, the Council noted that, despite minor alterations, the properties "still retain a consistency in their form and design". It went on to say that the proposed work "would be visually incongruous", "would detract from the character of the dwellings and the pleasing uniformity and symmetry of the larger Willowdene development" and "would detract from the character and appearance of the Highgate Conservation Area, and is therefore unacceptable with regards to design and heritage considerations".

Given the Council's acknowledgment in **2021** of the need to protect this development, the applicant simply cannot rely upon the earlier approval in **2020** of HGY/2020/2975 in support of this application.

This must be refused on the following grounds:

1. The proposed change in position of the front door to the position of outer door alters the design concept of this unaltered development which in our opinion makes a positive contribution to the Highgate Conservation Area. This change has not occurred to any of the other properties in the development.
2. The design of proposed of the new entrance door is wholly inappropriate.
3. Extended areas of flat roof to the side low storey wing changes pattern of development.
4. The proposed structural changes are to achieve an extra window to the rear elevation. This window would unacceptably alter the rear elevation and would confuse the distinction between the two and one-storey elements of the design.

5. The proposed rear extension and the proposed altered fenestration would change the character of the property and would not be in keeping with the other houses.
6. The proposed, substantial opening-up of the living room adjacent to the party wall with next door would affect the neighbours “quiet enjoyment”, which they might have expected when they bought their unaltered house.
7. As the Council put it in 2021, the proposed works would:
 - (i) be visually incongruous;
 - (ii) detract from the character of the dwellings and the pleasing uniformity and symmetry of the larger Willowdene development: and
 - (iii) would detract from the character and appearance of the Highgate Conservation Area, and is, therefore, unacceptable with regards to design and heritage considerations.

For all the reasons set out above, the application must be refused.