

HGY/2024/2898 and HGY/2024/3013

The above applications are in relation to 4 Tile Kiln Studios, 1 Winchester Road, N6 5XH and 10A Tile Kiln Lane, N6 5LG respectively.

Highgate Conservation Area Advisory Committee (“HCAAC”) objects to both applications.

HCAAC is concerned that if the applications were approved the works would simply add to the degradation which has been allowed to happen to this area of the Archway Road for some time. The bank has been worked on in ad hoc ways with a resulting mess and incoherence as well as the removal of many trees.

There needs to be a coherent strategy in respect of this stretch of the Archway Road, including but not limited to the reintroduction of tree screening. It is likely that the loss of trees will have had a negative impact on the stability of the slope.

HCAAC is also very concerned about the effects of these substantial works on the stability of the slope and the existing retaining wall. Neither application has provided any geotechnical analysis to address such concerns. The applicants must produce such analyses before any further consideration is given to these applications.

As a result of the above, the Council should refuse these applications.