

Our apologies for lateness in responding to this revised application, owing to holidays and pressure of work. We hope that these further observations can still be taken into account.

We submitted an objection to the original application, HGY/2024/2214. Since this bears the same application number, we assume it is merely a submission of amended plans. We understand the amended drawings submitted to be as below:-



Unfortunately we do not consider that the amendments address our concerns, which are mostly as before, with the additional issues that the elevation (left) appears not to match that on the right, and seems to be a repeat of that in the last application.

The tower has a most unfortunate relationship with the buildings next to it, with no roof height, eaves or overall harmony.

The materials and style, in both schemes, are insensitively selected when compared to the neighbours. The quality of the design is, in our view, poor, making its architectural prominence, particularly in a sensitive location with the Conservation Area adjacent on one side to a Victorian building, and on the other to the Listed Archway Bridge, particularly unfortunate.

While the decision to move balconies to the rear is probably sensible, given the frontage to a road which at this point becomes a heavily-used 6-lane carriageway, we nevertheless consider that this redesign still represents a poor-quality redevelopment of half of a block of flats and would have an unfortunate relationship with its neighbours and the wider streetscape. Indeed, the juxtaposition of the five-storey modern block with its modest 3-story neighbour seems to us to be a poor example of urban design which would cause harm to this part of the Conservation Area. We are also unclear how half of the current building can be demolished without causing structural damage to the remaining half.

We therefore hope that this will be refused and the applicants required to radically reconsider the design.

Yours sincerely

Michael Hammerson

for and on behalf of the Planning Committee, The Highgate Society