

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/2423/P	Highgate Conservation Area Advisory Committee	18/07/2023 13:05:25	OBJ	<p>The applicant is asking the council to rule on whether the proposals are permitted development, but we cannot judge whether they meet the required space standards. Whereas there is a plan drawing and numerous elevation drawings of the existing, there is only a plan drawing of the proposed, and no section drawings of the existing or proposed.</p> <p>On the plan drawing of the proposed 2 bed unit:</p> <p>The bedrooms in the 2 bed unit are clearly of different dimensions so they cannot both be 12m2. The kitchen appears to have no window. The existing plan drawing states that there is a mezzanine over. On the proposed drawing there is a mezzanine level over the kitchen, but the kitchen floor to ceiling height is given as 2500. The mezzanine appears to have disappeared from the remainder of the space. A staircase is shown opposite the kitchen but it is not clear where it goes. A section drawing of the existing and proposed would have clarified what is intended here and helped illustrate whether the proposals meet requirements.</p> <p>The daylight-sunlight study is crucial. It is not obvious that every room would meet the requirements.</p> <p>Lots of cars stop in a queue at the top of Swains Lane, especially in the evening rush hour, so pollution from petrol fumes could be an issue, particularly for the 1 bed unit as the only window in the bedroom faces this queue of traffic, and other windows also face this way.</p>
