

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/2574/P	adrian fawden	26/07/2023 11:56:27	OBJ	<p>Planning Application ref: 2023/2574/P – 34 Bisham Gardens , Highgate, London N6</p> <p>I am the occupier and owner of 100 Swains Lane , Highgate, London N6 6PL and the freeholder of 36 Bisham Gardens . My property at 100 Swains Lane is in fact the bottom part of 36 Bisham gardens and therefore the immediate property next to the proposed development with adjoining party walls.</p> <p>I did not receive any notification of this application either from my neighbour, the applicant, nor through the post and only found out about the application through the notice on the lamp post outside 34 Bisham gardens . I understand that as an immediate neighbour and someone whose property will be affected by any proposed works that such notification should have been made to me.</p> <p>I have been able to view the application online and also received some advice from Prime Meridian Architects. My family have been residents of 36 Bisham /100 swains Lane since 1971 and my late father operated his Architectural practice from 100 Swains Lane from 1973 – 2003 , so I have some knowledge of the buildings and environment in Bisham gardens .</p> <p>My concerns regarding the application are :</p> <ul style="list-style-type: none"> <li>· The height of the proposed extension at 650-700 mm above our boundary wall is too high. It will impact upon my own premises, particularly in respect of light and also the use and enjoyment of my small rear garden.</li> <li>· I refer to the drawings and in particular the 2207-L(-4)13-Proposed Side Elevation (East).pdf and 2207-L(-4)13-Proposed Side Elevation (East).pdf I cannot see why the extra height is needed and would consider a reduced height to be more reasonable and less intrusive if the door height on the rear extension were to be reduced to 2.1 in height , meaning that the proposed 650- 700 height above the existing could be reduced down to say two flat brick height , thereby avoiding the obstruction of light and privacy .</li> <li>· In respect of the proposed balcony, to preserve privacy I would wish there to be a privacy screen of a minimum 1.8 in height on the side of the balcony .The proposed is too low.</li> <li>· I would need firm and binding reassurance that there would be no use whatsoever of the newly created flat roof as a balcony or use for plants or other objects or outside area .</li> <li>· I have concerns regarding any ground works that may impact on my own foundations and the underpinning that would be needed to create the new wall and construction, given the nature of the foundations in Bisham Gardens and the damage to the rear of particularly nos 36 and 34 from wartime bomb damage ( both properties were deemed unfit for repair post July 1944) .</li> </ul> <p>I am hoping that these representations are reasonable given my property at the same time welcoming efforts to develop and upgrade the applicants property .</p> <p>I would be very happy for Camden and their inspectors to visit and inspect the proposed development from my property if that assists?</p>

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