**APPLICATION FOR PLANNING PERMISSION 2023/2574/P**

**34 Bisham Gardens, London N6 6DD**

*Lower ground floor side infill extension, upper ground floor rear extension, addition of a balcony at upper ground floor level to the rear of the existing rear addition and hard landscaping works to the rear garden.*

**Highgate Conservation Area Conservation Area Advisory Committee objects to this application on the following grounds:**

No. 34 is the eastern half of a three-storey and plus basement semi-detached pair, which forms the end of a series of semi-detached houses dating from the 1880s. While the rear elevation of its partner, No. 36, has been considerably altered and extended, No. 34 and the adjacent houses retain relatively intact stock-brick facades with original window openings, thus forming a cohesive group.

The rear property boundaries of these houses are adjacent to the north-west boundary of Waterlow Park, a Grade II\* registered landscape, and the elevations of the houses are highly visible in this section of the park. The downward slope of the land increases the group’s presence in views from the park.

We are concerned about the large window opening proposed at first-floor level of the original rear projection to No. 34, which would detract from the elevation and from the group as a whole. It could set an unfortunate precedent for similar alterations in this prominent and sensitive location within the Highgate Conservation Area and registered park. We are also concerned about potential overlooking issues regarding neighbouring properties.

We therefore consider the proposal to be unacceptable in its current form.

