

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/1885/P	David	20/08/2023 18:35:46	OBJ	<p>147 Highgate Road</p> <p>I am objecting to the proposed development at 147 Highgate Road.</p> <p>The standard of proposed residential accommodation is poor quality and not in accordance with the National Space Standards or the requirements of the 2021 London Plan or relevant LB Camden Local Plan Policies for new residential development. For example the proposed new Studio Unit is approximately 26m2 and the minimum requirement is 37m2.</p> <p>The proposed rear extension at first floor extends in front of two existing windows of the property at 145 Highgate Road, leaving approximately 750mm between the existing neighbouring windows and the new external, storey high brick wall. This effectively blocks any views from the existing windows. Therefore the proposal fails to protect the amenity of the existing neighbouring properties.</p> <p>The proposed rear extension also sits around 1.2m away from the existing rear extension of the property at 149 Highgate Road and therefore blocks any existing views and daylight from these windows. This effectively blocks any views from the existing windows. Therefore the proposal fails to protect the amenity of the existing neighbouring properties.</p> <p>The proposed first floor rear extension extends to around 1m from the building line below. The plans fail to show the rear elevation of 1a Wesleyan Place that runs perpendicular to the proposed rear extension. The new extension would have an overbearing effect on the existing rear windows of this property and the courtyard of this property at ground floor level. Therefore the proposal fails to protect the amenity of the existing neighbouring properties.</p> <p>There is no information on how the applicant will service the existing ground floor unit as currently the substantial ventilation system runs to the back of the site at first floor level. This is not shown on the existing or proposed information.</p> <p>To the front of the site the proposed second floor extension is set back from the main ground and first floor building line and creates an incongruous addition to the historic Conservation Area streetscene.</p>
2023/1885/P	NORA ELVIRA EIDINTA	22/08/2023 17:00:34	OBJ	<p>We live next door to the proposed development 147 Highgate Road and object most strongly to this application. The development would have a damaging effect on character and appearance of the conservation area. The council has a duty to protect character and appearance of neighbourhood. It would damage the residential amenity of our neighbourhood.</p> <p>The proposed development is an unreasonably dominant and fails to respect the residential amenities of neighbouring occupiers, specifically in term of effect on lighting, privacy and outlook. Our bedroom and living room windows will have less than 1m between the new storey high brick wall on the second floor. This effectively blocks any views or light from the existing windows. Therefore the proposal fails to protect the amenity of our property. Similarly the proposal will have cause 1a & 1b Wesleyan Place and 149 Highgate Road unacceptable harm to the amenity of the occupiers.</p> <p>The proposal should be refused.</p>

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2023/1885/P	NOOR HELIA MAROT	22/08/2023 16:29:19	OBJ	<p>I live next door to the proposed development at 147 Highgate Road and object most strongly to this application. The development would have a damaging effect on character and appearance of the conservation area. The council has a duty to protect character and appearance of neighbourhood. It would damage the residential amenity of our neighbourhood.</p> <p>The proposed development is an unreasonably dominant and fails to respect the residential amenities of neighbouring occupiers, specifically in term of effect on lighting, privacy and outlook. My bedroom and living room windows will have less than 1m between the new storey high brick wall. This effectively blocks any views or light from the existing windows. Therefore the proposal fails to protect the amenity of my property. Similarly the proposal will have cause 1a & 1b Wesleyan Place and 149 Highgate Road unacceptable harm to the amenity of the occupiers.</p> <p>The proposal should be refused.</p>
