

## **147 Highgate Road application 2023/1885/P**

DPCAAC strongly objects to this application.

In order to clarify the complex nature of the rear outlook of 147 Highgate Road a marked up version (by Chris Yeung) of page 26 of Daylight and Sunlight Impact Report is attached.

### **Front elevation set back**

Nos 143, 145 and 147 are a group of early 19th century buildings, of one build but with differing alterations, part of a small shopping parade on the corner of Wesleyan Place. They form a cohesive group and it is crucial that the proposed new second floor of 147 should maintain the building line of the front elevations and should not be set back with balcony as proposed. It would be completely erroneous and inappropriate to align with the rest of the shopping parade, of a later build from 1877, causing harm to the character and appearance of our CA.

### **Amenity of rear residential units affected by proposed first floor and second floor rear extensions**

In an already dense urban setting that has seen much development over the years, the proposed rear first floor extension comes to just over 1m from the rear building line of 147 Highgate Road and to less than 1m from the facing side elevation of 1b Wesleyan Place.

For the residents of 1b this is clearly unacceptable and a gross infringement of their amenity. Their bedroom and bathroom windows (windows 2 and 3 page 26 of Daylight and Sunlight Impact Report) will be in virtual touching distance of the proposed extension. A kitchen window will open directly into this narrow space further subjecting the residents to kitchen smells.

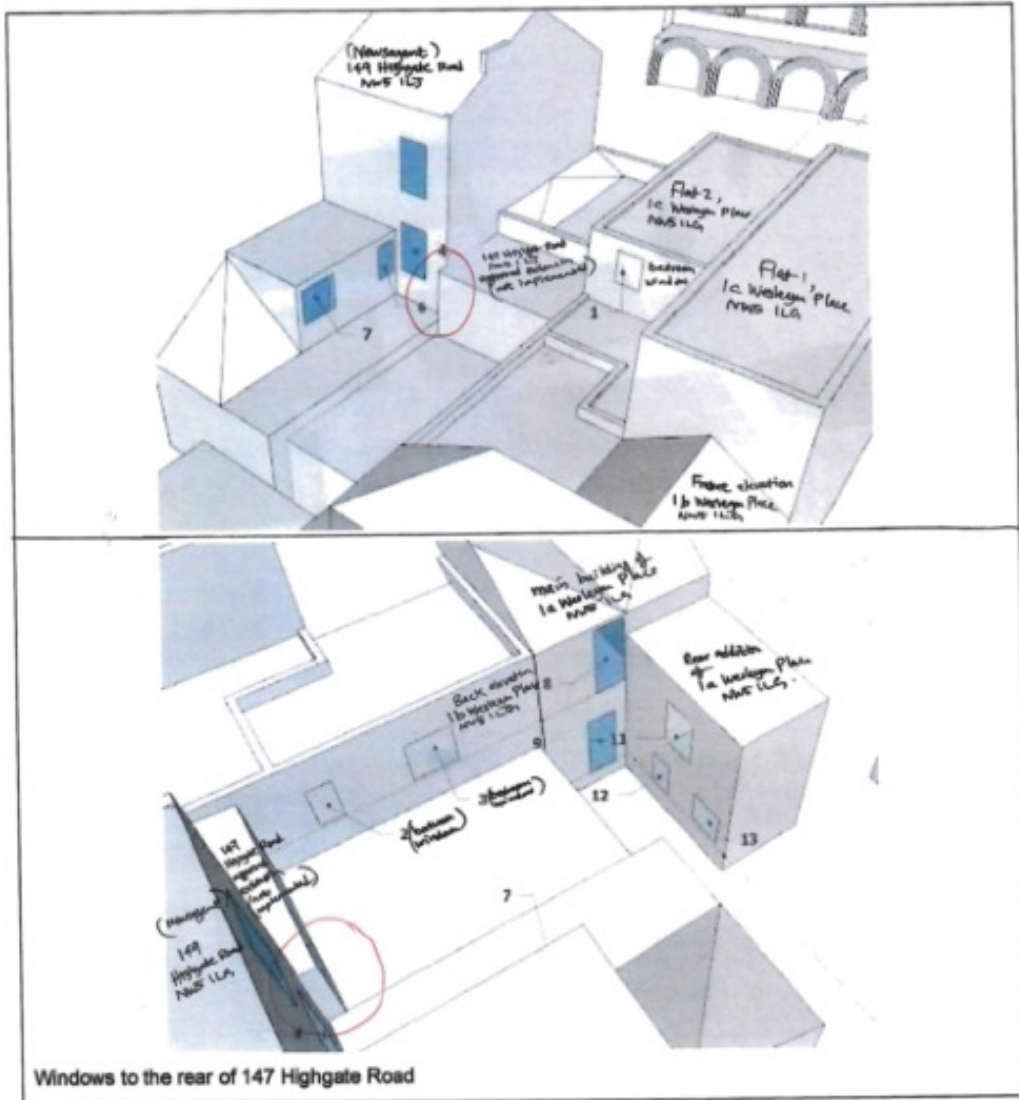
The proposed new second floor unit lines up with a rear building line of 149 Highgate Road but will considerably over shoot the rear of adjoining second floor unit, flat 2 1c Wesleyan Place. The outlook from residents rear bedroom window (window 1) will be marred by a near 3m high wall to the north. Not only that there is a large roof light on the flat roof in front of this window (not shown or mentioned in the Daylight and Sunlight Impact Report) which

serves as the only natural light source for the living room of Flat 2, 1c Wesleyan Place. Light levels will be significantly affected by this nearly 3m high wall.

The small courtyard garden space (2.1m x 4.4m) of 1a Wesleyan Place, a listed building, surrounded by the extension of 1a and the ground floor rear of 147 Highgate Road, provides natural light to all rooms of 1a; kitchen, bedroom, bathroom and study (below room 8 but not identified in the Daylight and Sunlight Impact Report). The proposed first floor extension of no 147 coming to just over a 1m from the rear of 147 will have a significant effect on the light levels to all these rooms as well as their privacy and outlook. The clear glazed bathroom (window 11) faces the proposed extension across the courtyard a distance of approximately 5.6m resulting in loss of privacy.

The misinformation and errors in the Daylight and Sunlight Impact Report have already been pointed out in 1a Wesleyan Place's objection. Despite them claiming flexibility of light standards, these proposals will cause a high level of harm to the amenity of surrounding neighbours to the rear and harm to the character and appearance of our CA. This application should be refused.

## Appendix 1 Window Labelling



○ - Red circle area indicates factual errors of the Daylight and Sunlight reports.