

OBJECTION TO 147 HIGHGATE ROAD NW5 1LJ - PLANNING APPLICATION 2023/1885/P

We are the legal owners of 143/145 Highgate Road NW5 1LJ, 1b Wesleyan Place and Flat 1 & Flat 2, 1c Wesleyan Place NW5 1LG.

In order to clarify the complex nature of the rear outlook of 147 Highgate Road, an annotated version of page 26 of Daylight and Sunlight Impact report by Chris Yeung is attached.

Facts about our buildings

The ground floor and part basement of 143 and 145 Highgate Road are shop units trading under the name of Goods grocery, the residential upper parts were converted and rebuild in 2013, the entrance for both flats have been relocated to 1c Wesleyan Place, so the upper parts of 143 have renamed as Flat 1 and 145 upper parts renamed as Flat 2. 1b Wesleyan Place is a new residential building created from land at the back of 143/145 Highgate Road in 2013.

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

1)The proposed rear extension at first floor extends in front of two existing windows of the property at **1b Wesleyan Place**, leaving approximately 750mm between the existing neighbouring windows and the new external, storey high brick wall. This effectively blocks any view from the existing windows (windows 2 and 3 page 26 of Daylight and Sunlight Impact Report). A kitchen window (PW1) will open directly into this narrow space further subjecting the residents to potential kitchen smells. Windows (PW5 AND PW6) on the second floor back extension will overlook into our windows (2&3) at a very close distance. Therefore, the proposal fails to protect the amenity of the existing neighbouring properties.

2)The proposed new second floor extension lines up with the rear building line of 149 Highgate Road but will considerably overshoot the rear of existing second floor of **Flat 2, 1c Wesleyan Place**. The outlook from resident's rear bedroom window (window 1) will be marred by a near 3m high brick wall to the North. Not only that but 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 for Flat 2, 1c Wesleyan Place. Therefore, this proposal fails to protect the amenity and will be significantly affected the existing neighbouring properties.

3)The small courtyard garden (2.1m x 4.4m) of **1a Wesleyan Place** main building, surrounded by the existing extension of 1a and the ground floor rear of 147 Highgate Road, will be further shaded by the proposed first floor extension of 147 Highgate Road coming to just 1m from the rear building line. The plans fail to show the rear elevation of 1a Wesleyan Place that runs perpendicular to the proposed rear extension. The extension would have an overbearing effect on the existing rear windows of this property and the courtyard of this property at ground floor level. It will also have an adverse impact on the bedroom window (window 11) on the extension of 1a that faces it across the courtyard garden. Therefore, this proposal fails to protect the amenity of the existing neighbouring properties.

4)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 (window 4, 6 & 7). This effectively blocks any views from the existing windows. Therefore, this proposal fails to protect the amenity of the existing neighbouring properties.

5) There is no information on how the applicant will service the existing ground floor commercial unit as currently the substantial ventilation ducting runs on the back of the site at first floor level. This is not shown on the existing or proposed information.

Front elevation set back

The applicant's property is not listed but is a positive contributor within the Dartmouth Park Conservation Area. Within the conservation statement it is noted that the three early 19th century buildings, nos. 143, 145 and 147 Highgate Road are of one build, but with differing alteration, part of a small shopping parade on the corner of Wesleyan Place. To the front of the site the proposed second floor extension is set back from the main ground and first floor building line and create an incongruous addition causing harm to the historic character and appearance of our Conservation Area.

Conclusion

The development proposal demonstrates no consideration, respect, or thoughtfulness towards the neighbouring properties or the occupiers. The Sunlight and Daylight Impact report which they commissioned are blatantly bias and factually wrong. For example, the existing first floor building is some distance away from the back wall of 149 Highgate Road and even with the approved permission 2021/3725/P granted on 21/03/2022, the approved back extension will only line up with the main back wall of 149 but the drawing indicates beyond this point for both neighbouring properties to confuse the general public. The missing rooflight window of Flat 2, 1c Wesleyan Place is another calculated omission to work in their favour.

The proposed changes will cause unacceptable harm to the amenity of surrounding neighbours and listed buildings to the rear and harm to the character and appearance of our Conservation Area.

Planning permission should be refused.

New wall next to flat 2, 1C Wesleyan Place

PW6

PW5

PW1

New wall blocks out both windows 2 and 3 of 1B Wesleyan Place

147 Second floor extension

(1B)

(1A)

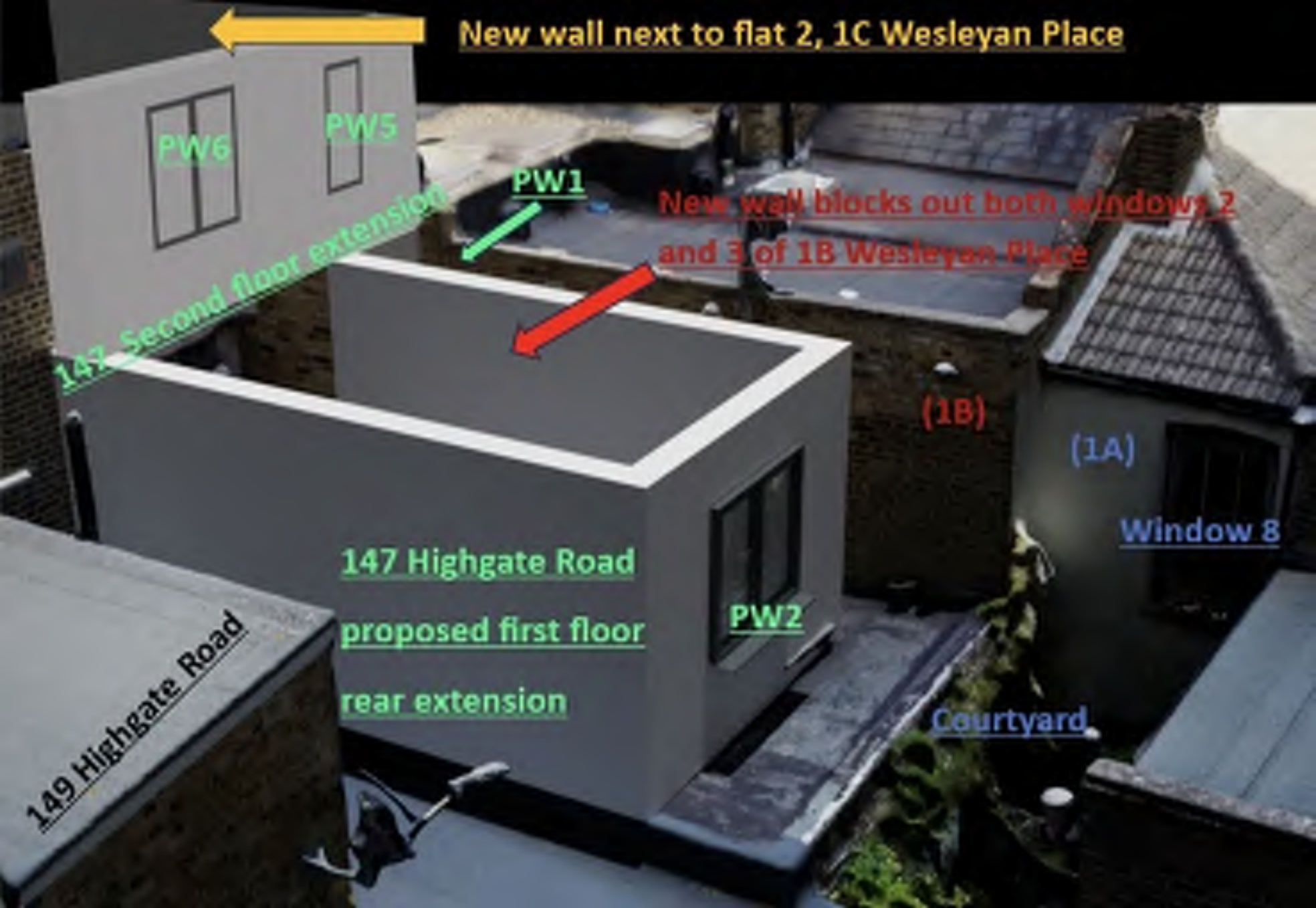
Window 8

147 Highgate Road
proposed first floor
rear extension

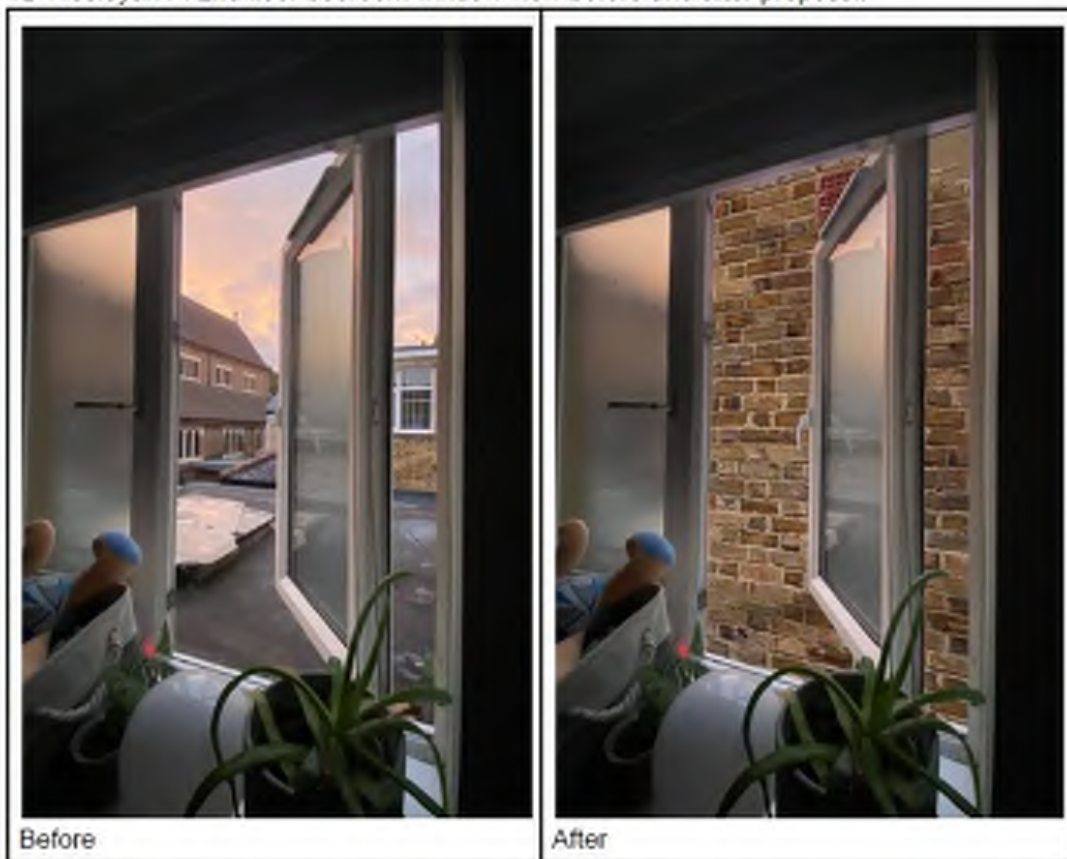
PW2

Courtyard

149 Highgate Road



1B Wesleyan PI 2nd floor bedroom window view before and after proposal:



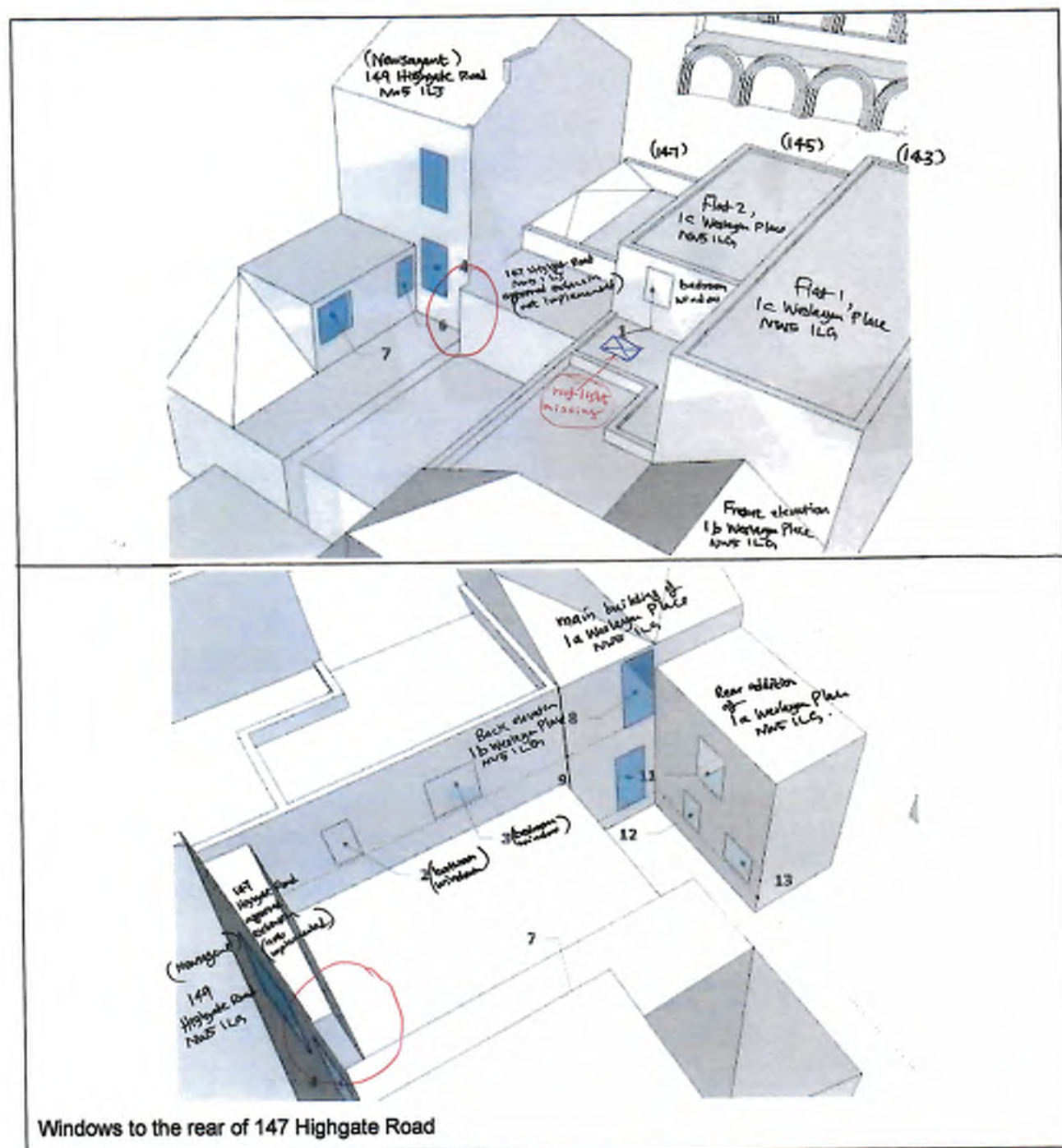
3D recreated proposed layout:



3D recreated proposed layout



Appendix 1 Window Labelling



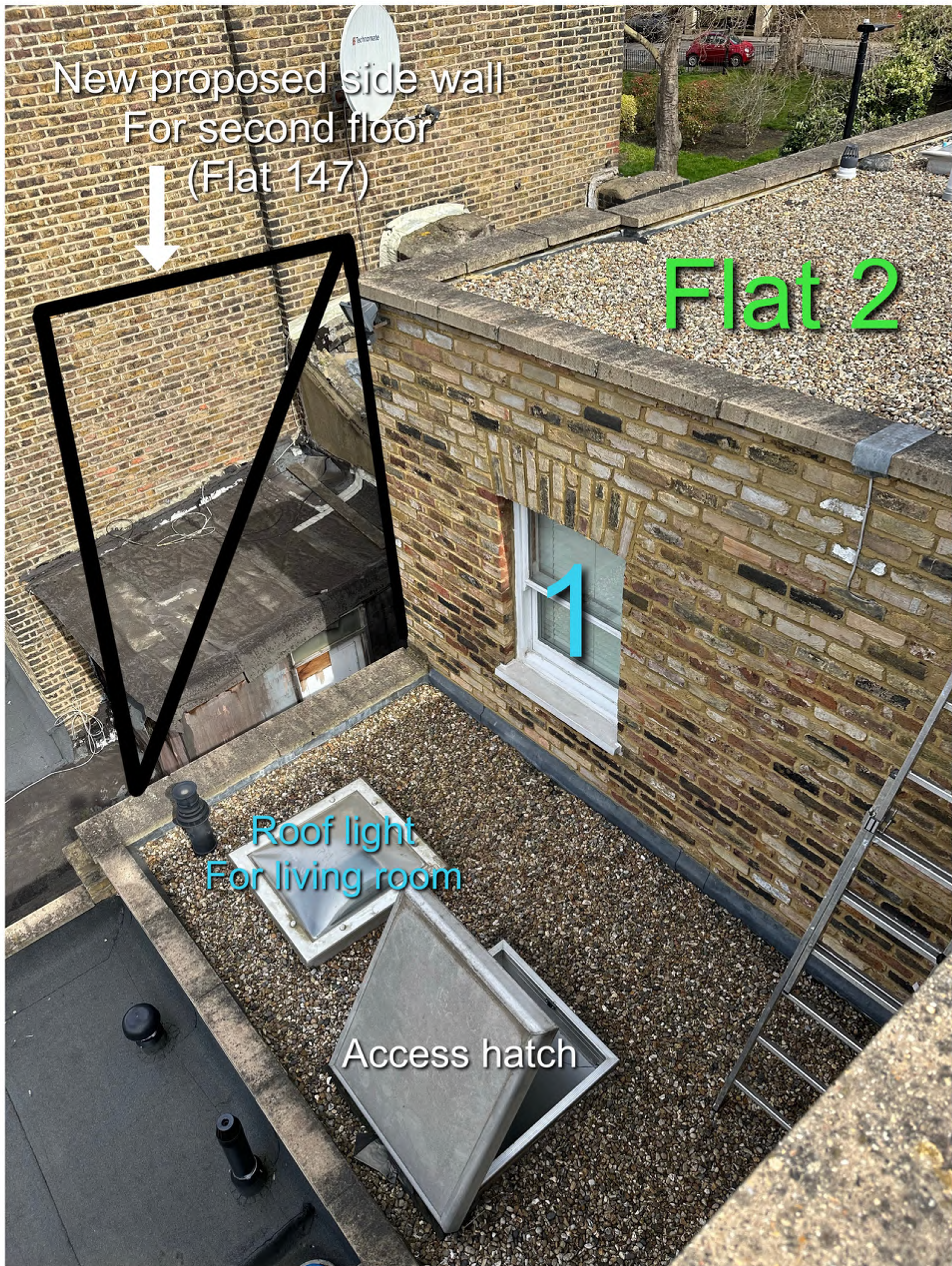
○ - Red circle area indicates factual errors of the Daylight and Sunlight reports.

Photo 1



147 Highgate Road - Rear elevation (Annotated)

Photo 2



The proposed new wall (147) in the second floor will block the outlook and sunlight for Flat 2.

Please refer to Section 2 in the objection letter for more details.