

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5037/P	Highgate Conservation Area Advisory Committee	16/02/2024 13:49:59	OBJ	<p>Highgate Conservation Area Advisory Committee has a number of concerns about this application.</p> <ol style="list-style-type: none"> <li>1. The documents listed in Design and Access Statement section "4.0 Relevant Planning Policies." are out of date and incomplete. It should, for instance, include the latest London Plan – adopted 2021, Camden Local Plan - adopted 2017, Highgate Neighbourhood Plan - adopted 2017 and subsequently renewed and other documents listed in Camden's Local Development Scheme – June 2021. In particular, the proposals should comply with HNP Policy DH3: Rear Extensions and Policy DH10: Garden land and Backland Development.</li> <li>2. Few details are given in section 7 of the DAS concerning sustainability and energy performance. More information is required. Similarly, little detail is given about the materials to be used. We would not want to see uPVC doors and windows, for instance. The proposals should comply with the latest London Plan requirements for managing heat risk.</li> <li>3. The "glass pitched rooflight" and numerous other windows may cause light pollution, negatively affecting the amenity of the upstairs flat and other neighbours. The proposals should also meet policy requirements for birds, bats and so-on.</li> <li>4. It is quite hard to work out how the existing and proposed layout of the downstairs and upstairs flats intersect, how access to the respective garden areas will be affected, and hence whether there will be any impact on neighbours' amenity in this regard. It is not 100% clear that there are no communal garden areas, or whether the upstairs flat has a roof terrace which will look down on the proposed extension. Clearer drawings/diagrams showing all the gardens and access to them etc would have been very useful.</li> <li>5. Consideration should be given to potential noise pollution from the small enclosed courtyard.</li> <li>6. No heritage information is provided about the garden walls and other structures proposed for demolition.</li> </ol> <p>We believe more information should be provided concerning the above factors before any conclusion can be drawn.</p>