

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/5573/P	Highgate Conservation Area Advisory Committee	31/12/2024 13:03:31	OBJ	<p>Please note that this address is misleading. The house is not in Hornsey, Haringey, but Camden. The Bing satellite view of the property site does not appear to coincide with the drawing provided. It seems to imply that the entire garden is part of the application site. Only a small part of that garden belongs to the site.</p> <p>History</p> <p>2024/1043/T to cut back pear tree to neighbours boundary permission granted There were 7 objections. This cleared the area where the proposed outbuilding will be situated. Prior pruning without permission was investigated, EN24/0191</p> <p>2023/5037/P Lower ground floor rear extension Granted There were 7 objections to this proposal.</p> <p>2023/5407/P Erection of outbuilding Refused There were 14 objections to this application</p> <p>This application may be seen in the context of a history of contended applications.</p> <p>The supposition that, if the two flats were reconverted to a house, the application would be unnecessary, is irrelevant. The fact that the house is divided into flats, and the garden is not shared, is the reason why full planning permission should be sought. The applicants share of the garden is relatively small. The applicant will have used some of that small garden, to implement their rear extension project granted permission under 2023/5037/P.</p> <p>The subsequent application, to build an outbuilding, 2023/5407/P, was refused on the advice of the Case Officer, Blythe Smith. If he has the time, he might provide any relevant background information, to help inform the decision on the current application.</p> <p>The cumulative impact of 2023/5037/P and the current application should be considered in terms of the proportion of garden space used and light pollution.</p> <p>The setting of the building, which is considered a positive contributor to the Conservation Area, should be considered.</p> <p>While the design of the new proposal is an improvement on the 'box' of the previous application, it precludes the introduction of a green roof. It is not quite as large as the previous proposal being approximately 65cms less deep, but the pitched roof is 50 cms higher, which might be intrusive for neighbours.</p> <p>There is fenestration on all four elevations, which the previous Officer's report said, "could result in harmful overlooking of the garden space of numbers 23b and 25 Hampstead Lane."</p> <p>We are also concerned that there is no reference to any environmental impact or any evident attempt to minimise energy usage or increase bio-diversity.</p>

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				<p>More evidence should be provided to demonstrate an attempt to address the concerns of the Council and neighbours, to previous applications.</p> <p>Any garden room should be for the enjoyment of the home owners and incidental to the main building.</p> <p>Louise Lewis for Highgate Conservation Area Advisory Committee</p>
