



10a South Grove, Highgate N6 6BS

Matthew Kitchener,
Planning Services
Development Management,
Camden Town Hall,
Judd Street,
WC1H 9JE

Date 25/01/25

Dear Mr Matthew Kitchener,
Planning Application.
2024/5573/P
Flat A 23 Hampstead Lane Hornsey, London, N6 4RT

This is a response on behalf of the Highgate Society to the above application for the "Erection of a detached timber outbuilding in the rear garden".

The Society would like to make the following comments and objections:

The proposed outbuilding, despite minor reductions in depth, remains excessively large and unneighbourly for this domestic garden setting. The applicant has reduced the depth by only 65cm but not the width, and the new pitched roof is now 50 cm higher, exacerbating its prominence. Given the small size of the garden, already reduced by the approved rear extension under application 2023/5037/P, the proposed structure would dominate the remaining garden space.

Policy DH2 states that development must preserve or enhance the character and appearance of the conservation area. Policy DH2 recognises the importance of maintaining the open and green character of rear gardens. The proposed outbuilding, due to its scale, design, and positioning, would negatively impact this openness.

The outbuilding's size, height, and substantial glazing on multiple sides would result in harmful overlooking of neighbouring gardens at 23B and 25 Hampstead Lane. While the applicant has offered to use obscure glazing, this does not fully address the concerns of privacy and the overbearing nature of the proposal. The structure would significantly infringe upon the enjoyment of neighbouring gardens, contrary to Camden Local Plan Policy A1. Additionally, Policy DH1 of the Highgate Neighbourhood Plan stresses that new developments should be subordinate to their setting and avoid harm to neighbours' enjoyment of their property.

The cumulative impact of the previously approved rear extension (2023/5037/P) and the current proposal has not been adequately assessed. Taken together, these developments would leave very little usable garden space and would alter the character of the property. This piecemeal approach to applications undermines the planning

process and fails to consider the holistic impact on the conservation area and local amenity. Policy DH10 of the Highgate Neighbourhood Plan advises against garden developments that cumulatively erode the character of backland spaces and result in a loss of openness.

The proposal fails to include meaningful measures to address environmental concerns or enhance biodiversity. There is no green roof, nor are there other sustainable features to offset the loss of garden space. This is contrary to Camden Local Plan Policy A3 and Highgate Neighbourhood Plan Policy DH10, which emphasise the need to protect and enhance biodiversity in backland development.

It is our view that the revised application does not address the issues from the refusal of the previous application (2023/5407/P). The design of the outbuilding remains inappropriate for this setting and the proposed development would harm both the character of the Highgate Conservation Area and the amenity of neighbouring residents.

Yours sincerely,
Zahra Uddevik

For and on behalf of the Highgate Society Planning Committee

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