

November 30th 2014

For the attention of the Head of the Planning Department, London Borough of Camden

Planning Application 2014/6625/P, 62 B Highgate Road NW5 1PA,

I am writing to record my objection to this Application. I would also like to know why none of the local residents have been informed that it has been submitted, so that therefore we only found out by chance. I understand that Camden should at least notify the residents whose property is connected directly to or has a view of the site concerned, but there has been no notification whatsoever, and efforts to contact the Planning Department for clarification have not received any reply. I now understand that Ms Scarisbrick (who has so far not responded to emails or letters on this subject) has now left the Department, though the website states that she is in charge of the process.

I wish to object to this proposal, which is for an extension at the back of 62B, at second floor level. 62B was part of a three-house recent build, owned by an absent landlord/property developer. The property concerned is attached to my premises, and when planning permission was given for the building I understood that it was on condition that it did not rise any higher than the current 2-storeys at the point concerned, because of the need to protect what remained of the neighbours' light and outlook, which was already considerably reduced by the new building at the time.

The height of the current proposed extension would not only take a large amount of light and view from the adjoining properties (including especially the Grade II Listed Building that adjoins it on the other side from my premises) but would also have a very deleterious result for the lower end of College Lane, which is a historic pathway within the Dartmouth Park conservation area. It would completely overshadow the end of the lane, making it very much darker and obscuring the view of the sky and reducing the light for homes further along the Lane.

I therefore trust that the Camden Planning Department will reject this application, as well as carrying out an inquiry to determine why local residents were not informed of its existence. Please could you respond to my objection and complaint, and inform me of the action that Camden will be taking.

Yours sincerely,

Suzanne Tugwell

At: No. 60 Highgate Road. NW5 1PA [REDACTED]

15 Evangelist Road

London NW5 1UA



Regeneration and Planning
Development Management
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

1 December 2014

Dear Sir/Madam

Re 62 B Highgate Road NW5 1PA, Planning Application 2014/6625/P

As local residents we are writing to object to the above application to add a roof extension to create an extra floor to part of the above building. Although our property does not adjoin 62b Highgate Road, we are able to see it from the upper floors of our house and will be affected by such an extension.

The existing building borders a very narrow pedestrian alleyway, College Lane. None of the houses in this part of the lane have 3 storey height where the properties abut the Lane. To introduce such an element will make the Lane a very enclosed and dark right of way. This will create a sense of claustrophobia and will make pedestrians feel unsafe.

The proposed addition will affect the light and outlook of the neighbouring property (listed building, 64 Highgate Rd), as well as having a negative impact on the outlook of properties in the neighbourhood - Lady Somerset Road, in particular.

The building is in the Dartmouth Park Conservation Area.

Camden Planning Guidance 1, para 3.7 states: "*[the Council] will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and enhances the character and appearance of the area*". Further, the Dartmouth Park Conservation Area Appraisal and Management Statement (p. 53) states: "*Development proposals will be expected to preserve or enhance the character or appearance of the Dartmouth Park Conservation Area.*"

The proposed extension, to what is already a building out of keeping with the area, will in no way "preserve or enhance the character or appearance of the Dartmouth Park Conservation Area". In fact, it will have a negative impact. It will create a building which is extremely bulky, too tall and dominant for its immediate surroundings, very box-like in its appearance and with no design features to recommend it.

For the reasons outlined above, we urge you to refuse planning permission for an extension that is to the detriment of the neighbourhood.

Please inform us of the decision.

Yours faithfully

Belinda and Mark Wakefield

P.S. Please note that in point 3 of the Application Form the applicant has written the wrong address. It is not 63B but 62B Highgate Road.