

# CONSULTATION SUMMARY

## Case reference number(s)

2016/0816/P

## Case Officer:

Tony Young

## Application Address:

20 Highfields Grove  
London  
N6 6HN

## Proposal(s)

Enclosure of existing open front entrance porch on the southern elevation in glazing with new double entrance doors, including the construction of new brick side wall on the right-hand side of porch, and alteration to existing window opening.

## Representations

<b>Consultations:</b>	No. notified	4	No. of responses	1	No. of objections No of comments No of support	1 0 0
<b>Summary of representations</b>  <b>(Officer response(s) in italics)</b>	<p>A resident living at an adjacent property at no. 19 Highfields Grove objected, and is summarized as follows:</p> <ol style="list-style-type: none"><li><i>The existing and proposed site plans show properties incorrectly numbered.</i></li><li><i>Proposals would not enhance the character of building in Conservation Area but would harm the existing amenity and unified architectural look of Highfields Grove.</i></li><li><i>Residents of Highfields Grove are required to maintain and not change the external look of publicly visible parts of their houses by restrictive Covenants to their house purchase contracts in order to protect this unified architectural look.</i></li><li><i>Enclosing the open porch will visually (and physically) move No 20</i></li></ol>					

*closer to No 19 thus creating claustrophobic and domination factor and blocking the part of an open view. Privacy will be compromised as the enclosed porch will eventually become a part of the living space of no. 20, thus moving neighbours' habitat closer to no. 19. This will increase a level of see-through, will step up light and sound annoyance.*

- 5. Impossible to keep glass in pristine clear condition in London climate and will therefore inevitably become stained and not as transparent as claimed. Any internal decoration, which is out of planning control like blinds or any chattels placed inside the new structure, will make a new porch look even more bulky.*
- 6. A new brick wall will be seen by Highfields Grove residents and passers-by and will further deteriorate a degree of openness of the space.*

**Officer response**

1. The site plans have been corrected.
2. Please see informative on the decision notice explaining the reason for granting permission and addressing this matter.
3. The existence of private contracts or covenants are not a planning consideration. Further, the removal of permitted development rights in Highfields Grove places any further development under planning control, but it does not preclude any future development.
4. The form of the porch will remain unaltered and no open views are affected. Both nos. 19 and 20 sit at right angles to each other and look out over their own gardens rather than directly towards each other's frontages, hence, the visual impact of these modest proposals would be minimal. The front porch areas are also approximately 13m apart so any adverse impact from any additional noise or light (if any) is considered to be minimal.
5. The cleaning of glass or internal decoration is not a planning consideration. It is noted, however, that the applicant has stated that the window cleaner for the Highfields Grove estate will be engaged to maintain the cleanliness of all glazing to the property, including the porch.
6. The new side wall is considered to be suitably low and discrete to be hardly visibly from the nearby private road. Furthermore, nos. 19 and 20 sit approximately 1.2m below the adjoining road and driveway levels, and have walls approximately 0.8m in height running along

	any change in level at the edge of their parking areas, so creating an additional screening effect that reduces the walls prominence.
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**Recommendation:- Grant planning permission**