

From Councillor Sian Berry, Highgate Ward

Comments on Planning Application: 2016/6238/P
The House Lissenden Gardens London NW5 1ND



I object to these proposals, as they would have an unacceptable impact on neighbouring homes in Lissenden Gardens and the setting of the wider area, including light and views.

I support the comments made on these proposals by residents of Lissenden Gardens, particularly those covering the impact on views, light and privacy of local residents.

In brief, I believe the proposals contravene a number of Camden policies, and that they should be rejected for these reasons:

- **Inappropriate design and impact on the setting** DP25 – development within conservation areas that preserves and enhances the character and appearance of the area
- **Obstructing light and views for surrounding residents, overshadowing and creating a sense of enclosure:** CS5 – managing the impact of development, DP 26 – impact on occupiers and neighbours, CPG6 – amenity.

The main planning issue with this proposal is the increase in size of the house, particularly the extension upwards by one floor. This is a crowded location, and the house is located very close to existing homes in Clevedon Mansions. The current building on this site replaces a cottage that was there originally and it was given permission because it replicated the existing building in size and was sensitively designed. The new proposals increase the footprint and the height of the building and have far too much impact on the area's amenity and heritage to be acceptable.

Visualisations of the effect of the upwards extension on the views of sky for these homes have been submitted by local resident Michael Thorp and I agree that these show an unacceptable impact on these residents. The homes most affected are already suffering from low light levels that will be reduced further by the extension of this building. Several of the residents of these flats are elderly or physically impaired and spend large amounts of time at home. Therefore, the likely impact on their lives will be larger still.

The setting of Lissenden Gardens is a conservation area, and The House forms a significant part of the view through the area from the south.

I also objected to the proposals for a new building at Parliament Hill and William Ellis school that would intrude on this view. With the school project now under review, any argument that the view is likely to be already altered is not relevant, and in any case the location of The House actually within Lissenden Gardens will have a separate and very detrimental impact that should be considered in isolation. Whether the school project goes ahead or not the impact on the view of increasing the height of this building will be harmful in its own right and therefore I urge that this proposal is rejected by the Council.

December 2016