10A SOUTH GROVE
HIGHGATE
LONDON
N6 6BS

9th July 2017

Obote Hope
Planning Department, London Borough of Camden
5 Pancras Road
LONDON, N1C 4AG

By e-mail

Dear Mr Hope

Re: Application No: 2017/3306/P, Highwood Lodge, 31 Hampstead Lane, London N6

I am writing on behalf of the Highgate Society to object to the above application. The application is for the same site as an earlier application reference 2017/3304/P for a 2nd floor extension and roof terrace and the Society has objected to that under separate cover.

1. The main problem with this application is that by building over the rear terrace, the external amenity space has been lost. This house was a converted from a garage in 1991 but drawings of this are not in the website so it is difficult to know what was originally approved. This current application does not indicate usage of the front garden, but an earlier approved application 2008/0009/P indicates the entire front garden as being hardstanding/driveway and therefore given over to parking. Therefore the first floor rear terrace would have been the designated amenity space in the original aproval. This is a family house with 3 bedrooms, and the lack of external amenity space is in breach of the London and Local Plan.
2. In addition the red boundary line shown on the application site plan appears to run along the rear wall line. This means that the new first floor windows are now on the site boundary and this is contrary to the Part B of the Building Regulations. Although it is recognised that Building Control matters are not a planning issue, this does indicate that the extension is not buildable as shown and this is a material consideration.
3. The elevations as existing are unwieldy with top heavy fenestration and the proposed French doors with Juliet balconies do nothing to enhance this.

On the basis of the above, the Society confirms it objections and trust that Camden will reject this ill conceived application.

Yours sincerely,

Elspeth Clements

Chairman, Highgate Society Planning Committee