



10A SOUTH GROVE
HIGHGATE
LONDON
N6 6BS

16th 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: 2017/3304/P, Highwood Lodge, 31 Hampstead Lane, London N6

I am writing on behalf of the Highgate Society to strongly object to the above application. The application is for the same site as a later application reference 2017/3306/P for a 1st floor rear extension and alterations to the front elevation which the Society has objected to under separate cover.

1. This proposal is for an extension, which will create a 6 bedroom house. Please note that the drawings are inaccurate as both the ground and second floors relate indicate bedrooms 1-3.
2. A roof terrace is proposed to provide amenity space. This is unacceptable to the Society on two counts. The first is that the railings and the glass access accommodation are unsightly. They are inappropriate on top of a mansard roof and therefore detract from a non designated Heritage Asset within a Conservation Area and are therefore in breach of NPPF Clause 135. The second is that the terrace will overlook neighbouring gardens and there will be a loss of amenity in these.
3. A 6 bedrooomed house is a substantial family house and it is expected that this will have adequate external amenity space to accommodate it. The original ordnance survey does seem to indicate a long rear garden running off to the rear of this house, but the red line on the site plan indicates a boundary at the line of the main rear wall of the house and therefore the only external amenity space is the front area. However, although this current application does not indicate usage of the front garden, an earlier approved application 2008/0009/P indicates the entire front garden as being hardstanding/driveway and given over to parking. Without the roof extension, this is a 6 bedrooomed house completely lacking in any external amenity space is in breach of the London and Local Plan.
4. 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 and second 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 feasible as shown and this is a material consideration.

5. The first floor plan shows the staircase opening off the kitchen/dining/living room. In fact it would need to be enclosed to meet fire requirements which would reduce its size and would render the living accommodation under area for a house of this size.
6. The addition of the additional floor to the front elevation is badly handled. leading to a top heavy building. The building as existing elevations are unwieldy with top heavy fenestration on the upper floors and the proposed French doors with Juliet balconies do nothing to enhance this.

On the basis of the above, the Society confirms its objections and trusts that Camden will reject this ill-conceived application.

Yours sincerely,

Elsbeth Clements



Chairman, Highgate Society Planning Committee