

19th February 2018

Dear Kristina,

Re: Application No: 2017/6962/P, 51 High Street, London N6
Name: LLOYDS BANK (NUMBER 51)
Listed Entry Number: 1379424

I am writing to you regarding the objection letter of the application by the Highgate Society. It is disappointing that the representative of the Highgate Society has made comments that appear to be inaccurate and unfairly prejudicial to the application. It may be the comments were made due to the misunderstanding of the building on an older version of the design. To rectify matters we have the following observations.

I will be addressing the comments made about the lower ground floor flat, point 4, of the letter.

- 4.1 *An unproportionate large part of the floorspace is storage, which severely compromises the other rooms, and the space left for habitable rooms are not sufficient for a 2p flat.*

The national standard for a single storey 1 bed 2 persons flat is 50m² and the current design has an area of 62m². The current storage area within the flat is 9.2m². This is in addition to the apartment area and has no relevance to the planning standards. The proposed storage area has an existing low head height, therefore this space becomes inhabitable. Instead of losing the space, the design offers storage space. The other rooms of the flat are all above the national standard.

Living room area standard:	13m ²
Current design:	13.2m ²
Kitchen and dining standard:	9m ²
Current design:	17.8m ²
Bedroom standard:	12m ²
Current design:	15.2m ²
Bathroom standard:	3.5m ²
Current design:	7m ²

Therefore, the storage area does not compromise any other rooms in the flat.

- 4.2 *The proposed flat is single aspect and the kitchen and dining room has no windows.*

The apartment is not single aspect. There is an existing window that serves the kitchen and dining room and has substantial roof lighting. The Daylight survey proves that the apartment is more than adequately lit.

4.3 *There is no entrance area, the proposed front door is glazed and arrives in the middle of the living room.*

Recent modification have created an entrance area. The entrance does not arrive in the middle of the living room but to one side. An alternative to this would be to remove the existing window to the kitchen and dining area. However, this would be detrimental to the listed status of the building.

4.4 *The basement floor alone is not suitable for residential accommodation.*

The apartment is not in a basement. The significant change in level between the High Street and Pond Square means that all the major rooms of the apartment are at a lower ground floor level (whereas the storage would be seen as a basement area). The outlook of the main rooms is onto an attractive garden terrace space. The apartment is not single aspect as the living room has windows facing both south and west.

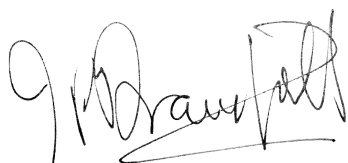
Residential use is acceptable within this building. The two concerns raised were daylighting standards and flooding and the applicant has commissioned studies which prove that these are acceptable.

As a point of interest, the project manager has been on site recently and has received positive feedback from the neighbours. They have mentioned their dismay on the views by the Highgate Society.

It would be appropriate if the Highgate Society were to withdraw their objection as it is based on incorrect statement and information. We understand that due to this objection the application is to be reviewed by the members sub-committee. Could you insure that the misleading elements of the Highgate Society's comments are corrected and that their decision is made on an accurate and fair basis.

Accompanying this letter are images of recent projects we have been involved where there were similar constraints. These were successfully overcome by good design.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jonathan Dransfield', written in a cursive style.

Jonathan Dransfield