

Application No: 2018/2794/P
 Consultees Name: Elizabeth Haggerty
 Received: 19/08/2018 10:49:38
 Comment: OBJ

Response: [REDACTED] We have lived here for almost 15 years. This is an objection to their plans.

1. Our biggest concern is their wish to push out the back of their house along the boundary.

A)It will have an overbearing and dominating effect contrary to Camden Local Plan 2017 (especially CPG Amenity). It will harm the amenity of [REDACTED] adjacent property and detrimentally effect the open semi-rural aspect (contrary to Policies DH2 and DH3 of the Highgate Neighbourhood Plan). It is contrary to the spirit and guidance of Holy Lodge Estate Conservation Area Appraisal and Management Strategy 6 December 2012 (the Holy Lodge AMS) - which was in place when the Silvers purchased their house.

As you will be aware [REDACTED] two semis are built on the slope of Highgate Hill - as a result the front of [REDACTED] house it considerably higher than the back. It means that [REDACTED] great views and a lovely aspect but it also means that steps or terracing is needed to get to ground level at the rear.

[REDACTED] decking is currently on two levels, the first horizontal part is relatively narrow (next to [REDACTED] dining room) and there are then steps down to the main level (with further steps down to the garden). The proposed extension will initially be 3 metres tall. Then, [REDACTED] main bit of decking, [REDACTED] will be 3.82 metres above [REDACTED] - its really tall. All of these distances are not even from garden level but from where one actually stands. From the garden level it means that there will a wall just over 5 metres high along the boundary - it is much more than a single storey. If anyone from Camden want to come and have a look you will be very welcome - only by standing in [REDACTED] kitchen, dining room or decking can you really appreciate the size of the wall and envisage the impact of what is planned. The drawing at page 8 of the Planning, Design and Access statement is really quite misleading - the true current level of the main decking and garden is not shown.

At present, [REDACTED] kitchen through the dining room to an open aspect and sky, the views from [REDACTED] dining room are pleasant and open. I believe that they are in keeping with Holy Lodge and its original cottage garden/rural ethos. If the attached house pushes out this will be lost. I think that it will produce an effect [REDACTED] like looking down a tunnel. I draw attention to the Holly Lodge AMS (especially to those passages where it identifies rear extensions as a key area, and clearly explains how the topography of the estate renders many rear extensions unsuitable). It confirms that views across the rear gardens are important particularly where the gardens are stepping down hill and that overlarge rear extensions can mar these views. It notes that extensions can have an overbearing effect on rear gardens, particularly when the sloping site exaggerates the effect.

Indeed, [REDACTED] plans would mean [REDACTED] no longer be able to see Hampstead Heath from [REDACTED] patio window or (I believe) even from [REDACTED] decking. The winter view of St Annes Church will also be restricted.

The extension will (obviously) also impact on the afternoon light - especially in the winter. It is not clear to me whether the Silvers have considered the 40 degree test or a daylight and sunlight report. We would wish this to be carried out.

B) If all the right side semis on the southern slopes of the Holly Lodge avenues extended in this fashion, those on the left would be deprived of their original views and light and would be forced to think about

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developing their 1920s semis in a way that they neither wanted nor intended to do. In fact if any of the lower side houses pushed out 3.5 metres along the boundary line at a height of over 5 metres it would impact significantly on the properties to their east and all properties that look out or over or along the gardens. I fear that there would be even more building work along the avenues and estate generally. The very matters that the Holly Lodge Conservation Plan and Highgate Plan strive to protect would be eroded.

2. We are also troubled by the idea of removing the joists and creating a new set at a lower level on the dividing wall. We are not aware of this being done in any of the other semis on the estate and are concerned about the effect on the party wall. We don't think that these properties were constructed with this sort of development/reconfiguration in mind. We believe that the noise and vibration could be unacceptable (and would ask that this is considered under Policy A4 of the Camden Local Plan). We would expect and ask that the Silvers (not just their builders) take out good insurance concerning the impact on our adjoining home.

3. We are also concerned as to having a flat roof which can be accessed. We do not want the extension to be built. However, if it was then the current plan enables the flat roof to become an unofficial roof terrace. We would ask that any windows installed do not allow access. This concern though is very much secondary to the daily impact of living next door to an extension such as the one planned.

4. Sound insulation. At present if the noise from next door becomes too much we go up to the top of our house. As the Silvers also wish to go up in to their loft we would ask that the sound insulation (especially on the ground floor) could be improved as part of such works as they do carry out.

5. Project Management Finally, there has been some recent difficulty with another property failing to follow the Holly Lodge Estate N6 Builders' Code or the Guide for Contractors Working in Camden. These difficulties are exacerbated if a proper project manager is not employed. Any permission should emphasise the need to comply with these aspects and how they can be enforced. Also, I believe it is much better if the building controls officer is from Camden rather than a private engineering company. I would also ask that a Construction Management Plan be considered.

Thank you for taking the time to read this. As I said above, you are very welcome to come and have a look at my house so that you can see the effect that the planned extension would have.

On or both of us wish to attend the meeting and speak.

Kind regards

Elizabeth Haggerty and Hywel Robinson
