

CONSULTATION SUMMARY

Case reference number(s)

2019/6361/P

Case Officer:

Joshua Ogunleye

Application Address:

35 Swain's Lane

London

N6 6QL

Proposal(s)

Replacement of a single storey timber garden outbuilding for ancillary residential purposes.

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

Summary of representations

Site notice consultation: 31/01/2020 until 24/02/2020

Press notice consultation: 30/01/2020 until 01/03/2020

One comment was received from the Highgate Society.

- The proposed replacement of a single storey timber garden outbuilding for ancillary residential purposes appears to imply the same footprint (at the back) and height as the existing outbuilding. The drawings are not clear, they do not provide any dimensions for the existing building and its distance to the rear garden fence.
- The Society has no objection if the back wall of the new studio is not any closer to the boundary garden fence than existing outbuilding, and the height of it is not any higher. We have noted the close proximity with the neighbouring building that has a window immediately behind this outbuilding. If the eaves are higher than the existing and we think they are, then the daylight to that neighbour's window, seen in photo, is an issue. The height of 2.8 m is more than normal 2.5m within 2m of a boundary fence.

	<p><u>Officer Response:</u></p> <ol style="list-style-type: none"> 1. Officers carried out a site visit during the consideration of this application. Officers were satisfied with the level of information provided in the submitted plan that reflect conditions existing at the application property. 2. The proposed outbuilding would be set back from the boundary wall of the property at 2 Hillway by 400mm and set back from the side window on the same property by 1.6m. 3. Whilst it is noted that the proposed outbuilding would be very slightly higher than the existing structure, it would also be set back from the boundary in the same way as the existing outbuilding. Therefore, officers consider the proposed setback from the side elevation window of the property at No.2 Hillway would not give rise to adverse of daylight/sunlight impact. 4. As the building pitches by 1 degree from front to back, the rear of the studio will be lower in height at approximately 2734mm in height. 5. No objection was received from the neighbour at No.2 Hillway. 6. The objection has now been withdrawn.
<p>Summary of representations</p>	<p>One objection was received from the Holly Lodge Estate CAAC</p> <ul style="list-style-type: none"> • The floor plan of the outhouse shows just 2 rooms, both accessed from the garden, it's unclear whether there is any plumbing in these rooms as would be expected if it is of ancillary use. • It is unclear from the application why additional ancillary space is required. • If permission is granted a condition should be applied prohibiting the use of the building for overnight accommodation. • The CAAC have confirmed they will withdraw this objection if such a condition is applied. <p><u>Officer Response:</u></p> <ol style="list-style-type: none"> 1. A condition is attached preventing the proposed space from being used as a self-contained residential space. The objection has now been withdrawn.
<p>Recommendation:- Grant planning permission</p>	