

***The Garden House
11d Highgate West Hill
London
N6 6JR***

12 July 2021

Planning Department
London Borough of Camden

Re Planning Application for No. 11 Highgate West Hill

Dear Sirs

I write with reference to the planning application as above submitted on behalf of my neighbour, Mr Myles Payne.

My house (The Garden House, no. 11d Highgate West Hill) and No. 11 are part of the same original structure. The division between the two properties was not part of the original structural plan, and does not follow a single vertical wall. The division between the two properties is at different locations at different levels so that the two properties are effectively integrated in structural terms.

No. 11 is listed and I have been advised by Camden that this listing extends to my property as it falls within the same hereditament.

My concerns are as follows:

1. Back extension.
 - (a) Mr Payne has advised me that the new extension will not exceed the footprint of the existing conservatory and I trust this is clear in the drawings and any permission that is granted.
 - (b) My ground floor has windows opening up on to Mr Payne's garden, and any building should not block natural light to these windows.
 - (c) A common sewer runs under my back extension and Mr Payne's garden. Permission should not be granted which causes disruption to this sewer.
 - (d) The design of the building extension should be an acceptable design to the rear of a listed building of the 1830s.
2. Underground rooms.
 - (a) The houses were developed in the manner of a past age, without firm foundations, but with rafters laid on beaten earth. The ground and the water table in this location can be affected by underground streams which feed the River Fleet. A surveyor has described the structure as 'fragile'. In view of all this, I am concerned that construction of this considerable volume of

underground work may lead to heave, subsidence or collapse of this fragile listed building. There have been recorded instances of collapse of listed properties cause by subterranean work causing some boroughs to ban underground work below listed properties.

(b) I am also concerned that the works may cause damage to the common sewer.

I hope you will take careful note of these points before considering whether or not to grant permission.

Yours faithfully

Richard Arthur