HIGHGATE SOCIETY
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10A South Grove. London N6 6BS

13 April, 2015

Adam Flynn
Planning Service
Haringey Council
River Park House
225 High Road
London N22 8HQ

**By email only**

Dear Mr Flynn,

**RE: Planning Application Reference HGY/2015/0648 – 33 Priory Gardens, N6 5QU**

On behalf of the Highgate Society, I would like to submit the following comments on the proposals to extend and excavate a basement at 33 Priory Gardens, as per the application reference above.

- We are concerned by the general trend within the Highgate Conservation Area to repeatedly enlarge homes to a size well beyond that which was originally envisaged as appropriate to their immediate environs. The property in question has already been extended on the ground floor and had a loft conversion; we believe that the current proposals represent an overdevelopment of the site and will further contribute to the erosion of the Borough's supply of small to moderate family homes in favour of ever larger ones.
- Likewise, we do not endorse the manner in which such a large proportion of the back garden is relinquished to the new extension, nor the substantial loss of mature trees and shrubs which the proposals in their entirety entail. In particular, the proposed works appear to push the built-up area of the property some way beyond the rearmost structural lines of the neighbouring houses. Furthermore, as the height of the new extension is greater than at present as well as extending over a much lengthened distance, we anticipate it will be visually intrusive and cause a significant loss of amenity for the owners of the adjoining houses at numbers 31 and 35.
- Because of its location within Critical Drainage Area 4_055, this property is not suited to basement excavation. Furthermore, and consequently, it is incumbent on the applicants to provide a Flood Risk Assessment and BIA in order for their proposals to

be validated, as stipulated in Section 2.4.2 of Haringey's Strategic Flood Risk Assessment, Draft Report Feb 2015.

- In addition, the topography of the site is such that any resulting instability will have a direct impact on the street side of the property and thus for all access westward toward the end of the cul-de-sac. Moreover, no structural protection has been specified for the adjacent property at number 31, where the ground level is considerably lower. The proposed basement will be excavated fully to the boundary, and is likely to have a detrimental effect on the end wall and garage structure of number 31.
- We are, finally, worried by the level of disruption which the basement excavation will pose during the four month-plus building period. Specifically, all of the construction HGVs will be required to three-point turn in order to exit the road, and this is likely to cause hazard and inconvenience at the primary pedestrian access point to Highgate Tube Station.

On the basis of the above points, the Society wishes to object to the planning application for 33 Priory Gardens, reference HGY/2015/0648.

Yours sincerely,
TR Blackshaw
Highgate Society Planning Group

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