Cordell Paul

From: Planning Support
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2015/0648
Site Address: 33 Priory Gardens London N6 5QU
Comments by: Wilson Briscoe
From:

31
Priory Gardens

London

N6 5QU

Comments: Dear Sirs

Re Planning Application Number HGY/2015/0648
33 Priory Gardens

Since the construction of the original semi-detached house, 33 Priory Gardens has had considerable extensions to the side of the house and more recently a loft development. These, combined with the new proposals will increase the area of the total house to over double of the original three bedroom semi-detached footprint. This seems a considerable overdevelopment of the site creating in essence a six bedroomed house compared with three.

An additional concern on this type of steeply sloping site (clearly seen in the support photographic survey) is the effect that the proposed garden area development and basement bedroom will have on the natural ground water distribution. Historically there has always been problems of water seepage into Priory Gardens on this side of the road. Similar concerns relating to drainage of sites have already been expressed by the Highgate Society and Local Authorities. Haringey have also recognised this in the draft Basement Development Guidance Note (June 2012), Appendix 6 DPM8 Basements and Lightwells.

With reference to DPM 13 Sustainable Design & Construction this application does not appear to fully address the requirements.

Finally we would like to highlight that the existing drawings of 31 Priory Gardens are inaccurate as the extent of our property and its relationship to 33 Priory Gardens is not correctly defined. We are therefore concerned that these proposals may not fully address the amount of work required.

Yours faithfully

Wilson Briscoe