18th May 2015

Valerie Okeiyi
Planning Department
Haringey Council
Civic Centre
High Road, London N22 8LE

By e-mail

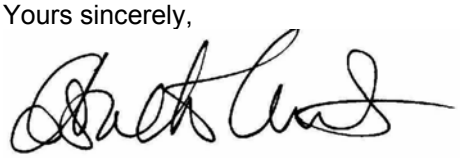
Dear Ms. Okeiyi,

Objection to Application for 4NL Application Reference: HGY/2015/1050 - Erection of 2 storey rear extension to 2 bed maisonette and conversion of upper floors to a studio flat and 2 bedroom maisonette

This submission was made at the same time as HGY/2015/1049 for the same property. Although it does not contain as many problems as this application, there are still non compliant issues and whilst these remain, the Society objects to this proposals. The reasons for this are:

1. The basement living room and kitchen is deep with arch and doorway connecting to the new extension. No evidence has been submitted that the rear of this room will comply with daylighting requirements.
2. A location plan has been submitted but no site plan indicating the impact of the proposed extensions on the neighbouring properties.
3. It is unclear why a Lifetime Homes Assessment has been submitted. This is a conversion and as such Lifetime Homes compliance is not usually required. That being said the scheme is not compliant. The width of the corridors is the principal problem
4. There are no details of refuse storage. Whilst it is accepted that it will be difficult to store refuse on the street there should be an allocation internally. There will be 3 units within this development which will create problems with disposal of waste
5. Areas of all rooms and overall areas for the new units should be given, to ensure compliance with space standards as set down in the London Plan. It is noted that this has been done on the upper floors.
6. The ground floor is described as an office which is B1 use class not A2 as indicated. The is the Thamil Community Law Centre and as such is A2 use and the drawings should be amended to identify the ground floor as such.
7. Whilst the elevations aren't shown, the top floor plan indicates a dotted line which is assumed to be the line of 1.5m head height. From external inspection of the property, the top floor seems to have a steep and narrow pitch. This would indicate that little over half the top floor has a head room of more than 1.5m and as such cannot be counted as useable floor area. This renders the top floor, and thus the upper maisonette, substandard in area.
8. This development has a studio, Is this acceptable to Haringey?

Yours sincerely,



Elspeth Clements, Chair, Highgate Society Planning Group