Argles James

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

Application Reference No. : HGY/2015/1621 Site Address: 36 Stanhope Gardens London N6 5TS London
Comments by: Katie Dahlstrom and Ben Tyzack
From:
34
Stanhope Gardens
Highgate
London

N65TS
Submission: Objection
Comments: This is the first opportunity to comment on the proposals as laid out in the application. Despite the applicant¿s assertion that all of the neighbours were consulted on the application, we were not shown complete architect¿s drawings before this application was submitted to the Planning Authority. Over 15 months ago, we were asked to comment verbally on very basic computer assisted design images of a proposed extension which had limited indications of the length, depth or height of the extension. We expressed our concerns at the time in reference to the limited amount of information we were given. Our concerns over the planning application are:

1: Scale/ Overall footprint: The proposed extension including the staircase to the garden appears to extend roughly 8 meters from the existing building of No 36, as well as a minimum of 1.8 meters high along the party wall, extending the party wall to 7 meters from its current size. Along with the proposed courtyard, it will occupy more than one third of the current rear garden. We believe it is disproportionate in size and out of keeping with the nature of the original building, especially given the fact it is located within a conservation area.

2. Privacy and overlooking: Firstly, although the exact height of the walkable area of the terrace is not clearly marked on the application, it appears to be roughly 1500mm high, only roughly 200mm below the height of the existing party wall. As a result, the entire terrace will greatly increase overlooking from No 36 into our garden at No 34. Any fencing put up to decrease overlooking would have to extend to well over 3 meters high. This would significantly reduce the amount of light into our garden. It would be an imposing structure not in keeping with any of the neighbouring properties in the conservation area.

Secondly, the proposed retaining wall at the end of the garden is not detailed on the planning application. As vaguely indicated on the drawings, it would raise the natural slope of the land and require the removal of a number of well established trees and hedges. The resulting area would be imposing and overlooking the garden below in Claremont Road, and the ends of both of the neighbouring gardens at 34 and 38 Stanhope Road.

3. Lack of detail on the proposed structure: There is no indication of whether the common fence would be maintained in its current place. The plans assume there will be a 7 meter long concrete wall along the property line, partially encompassing the party wall. There is also no indication of the type or height of any railing or division along the party wall from the rear wall of the house to the beginning of the sedum roof to stop anyone falling off the 1.8m high terrace.

4. Environmental impact: As indicated earlier a number of trees and hedges would have to be removed in order to build the retaining wall at the end of the garden. Furthermore the increased area of concrete at both lower ground and ground level would have an unknown effect on drainage into the neighbouring properties, as well as down the hill at the back of the property.