For the attention of Ms. Valeire Okeiyi, Planning Officer,
Haringey Council,
Planning, Regeneration & Economy,
Level 6, River Park House,
225 High Road,
Wood Green,
London N22 8HQ

26 May 2016

Planning Application Reference HGY/2016/0657 - 19 Stormont Road, London N6 4NS

Dear Valerie,

We write in response to the comments received from the Highgate Society Planning Group in relation to the above application, in their letter dated March 15th 2016. We address each of the three comments in their letter below.

1. The first point of the letter mentions the importance of appropriate management of the Conservation Areas in Haringey. This application is for the renewal of a previously approved application. The application was very thorough and included several detailed supporting reports which complied with Haringey policy.

The design was carefully considered to respect the character and appearance of the property and the Conservation Area as a whole. The Officer's Report attached to the previous approval agreed that the proposal would *'preserve the character and appearance of the Conservation Area.'* It highlighted especially that as the proposed basement was at the lower ground level and integrated into the existing landscape, it would not cause any harm to the existing house or the Conservation Area. The scheme was also carefully detailed to integrate and respect the trees and the overall landscape. (See point 2 below).

2. The Highgate Society have highlighted the importance of trees as a feature of the area. From the initial concept stage, the landscape and corresponding retention of existing trees was an integral part of the design. Through detailed collaboration with the arboriculturist, the proposed structure was developed to minimise its impact on the trees. In order to demonstrate this, a tree report dated May 2013 prepared by ACS Consulting accompanies this planning application and includes a comprehensive analysis of the site together with an assessment of the proposed development. This concludes that the scheme would not have an adverse effect on the trees.

3. Their third point addresses the basement which is included within the scheme. We can confirm that as highlighted as an essential requirement in the letter from the Highgate Society; a thorough and detailed Basement Impact Assessment was prepared for the application. A series of supporting Technical Reports were prepared which included:

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- Report on a Ground Investigation prepared by Site Analytical Services Ltd.
- Risk Assessment prepared by Site Analytical Services Ltd.
- Basement Impact Assessment prepared by Site Analytical Services Ltd.
- Structural Feasibility Study prepared by Halstead Associates

Each of these reports concluded that the basement construction would not have a detrimental effect on the local environment including the flow of ground water or surface flooding. The structural design demonstrates how the development could be practically implemented and how the structure would not affect the trees.

The letter mentions that there are increasing numbers of basement projects being built in the area, but this is not a planning reason for refusal. It is important to note also that the siting of the basement is very isolated from neighbouring properties and therefore there would not be any adverse impact to the neighbouring properties. The Officer's Report for the approved application recognised this stating that '*given the siting of the basement any associated changes to the ground water regime will be confined to the vicinity of the property; which is detached and at least 20m from neighbouring properties.'*

Building Control at Haringey Council have also now reviewed the submitted assessment and have concluded in their email of 23rd May 2016, that they have no objection to the construction of the basement, as based on the information provided, the construction of a basement would not affect the existing houses or the surroundings.

In conclusion, this application seeks to renew the previously approved application. The scheme is very carefully considered and all the necessary reports have been submitted to analyse and detail how the scheme including the construction of the basement would not have an adverse effect on the local environment or the Conservation Area.

I trust that the above offers a clear response to the points raised by the Highgate Society Planning Group. Please do not hesitate to contact me if you have any queries or would like further clarification of any of the above.

Kind regards,



Leonie FitzGerald

BSc (Hons) BArch ARB

Enc.

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