Aidan Knight & Olga Lobatch
31 Coniston Road
London
N10 2BL

November 21, 2016

Development Management
Haringey Council
6th Floor
River Park House
225 High Road
Wood Green
London N22 8HQ

Re: Planning Application HGY/2016/2164 – Flat B 29 Coniston Road N10 2BL

Dear Sir/Madam,

Further to our letters of July 22 and October 19, we are writing to reiterate our strong objection to this planning application.

Once again, the revised plans are unclear and unhelpful. We note that the applicant has again failed to address many of the issues raised or even comment on the neighbours' concerns.

It appears that the only change in the latest drawings has been to the proposed extension. The permanent structure in the garden remains in place. This is unchanged from the last set of drawings.

We very much hope that the changes submitted for the extension will not deflect the Planning Authority's proper consideration of the application as a whole. The construction of a large permanent structure in the garden remains a significant and objectionable part of this application.

Our previous objections are repeated here for your convenience:

1. **Overdevelopment**

   Allowing a full width, 3.3m deep, permanent outbuilding sets a very dangerous planning precedent. We are now faced with the prospect of every garden in the local area being consumed by large "studios". The environmental impact of this cannot be understated.

2. **Overbearing Design and Out of Scale**

   The outbuilding remains too large for its site and is of a scale not matched by any outbuilding in the vicinity. There will be very little left of the neighbouring garden should this outbuilding be approved.

3. **Intended use**

   The planned use for the proposed studio remains unclear. No clarity on this has been provided by the applicant.

   As mentioned in our original letter of July 22, future commercial or residential use of the permanent outbuilding will create an ongoing nuisance for all neighbours.

4. **Loss of Privacy**

   The proposed studio at the rear of the neighbour's garden will effect a serious loss of privacy for us as our rear bedrooms can be viewed from below. The interior of the proposed extension and garden studio may also be overlooked from our property and the neighbours.

5. **Drainage**

   The amended elevations do nothing to address our concerns regarding drainage. The applicant has provided no response of any kind to allay these concerns.

The revised elevations submitted do not address any of the legitimate concerns raised by ourselves, our neighbours and the Muswell Hill Conservation Area Advisory Committee.

In conclusion, it remains our belief that the proposed development at 29b Coniston Road is, at the very least, in contravention of policies 7.4 and 7.6 of the London Plan 2015 and also Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

We would be grateful for the council's careful consideration of our objections and those of our neighbours when making a decision on this application.

Yours faithfully,

Aidan Knight & Olga Lobatch