



HIGHGATE SOCIETY

10A South Grove
Highgate
London N6 6BS

James Mead
Planning Services
Haringey Council
River Park House
225 High Road
London N22 8HQ

Date 07/11/22

Dear Mr Mead

HGY/2022/2689- 67 Shepherds Hill N6 5RE

I am responding on behalf of Highgate Society regarding the above application. The application is for refurbishment of single-family house, with rear single storey extension and additional storey on existing side extension. Alterations to front garden to improve pedestrian access and safety, and landscaping.

Highgate Society objects to the additional storey on existing side extension. The proposal is to add another storey at first floor level in order to improve quality of accommodation. Policy DH4 states *"the gaps between buildings, often providing views of mature rear gardens, are an important feature of many residential streets of Highgate and contribute positively to the conservation area."* the proposed first floor extension significantly reduces the gap and will completely block the view at street and higher levels. Policy DH4 recognizes the importance of the positive and negative spaces between buildings and why this should be safeguarded. The applicant states the gap in question between No.67 and 69 is heavily obscured by the presence of two trees, a laburnum and a larger cypress tree *"which will be retained if at all possible"*. Therefore; the applicant admits that these trees may not be saved, but even if they were, their presence is no justification for blocking the views between buildings. Further claims by the applicant that there are several similar developments approved in the vicinity is not a reason for undermining and ignoring Conservation Area Policies and should not be a reason for further proliferation.

The society is concerned and comment on the significant reorganisation of the house, the single storey extension, and complete redesign of window fenestration at the rear. This house is in a group of 6 houses that are collectively considered to make a positive contribution to the conservation area. The proposal is for a single- storey rear extension with flat roof concealed by a brick parapet, The openings will be fitted with slim framed triple glazed full height and width single sheet of glass sliding doors. The applicant states that this will reduce the mass and volume of the extension. However, the existing extension may be slightly larger in mass or volume but it is designed as a conservatory in keeping with the existing style of the building and with similar and coordinated fenestrations that match the rest of the building. The proposed extension does not appear as subordinate to the main building as suggested by the applicant. It is further

proposed to replace the existing single glazed timber framed windows with bronze anodized triple glazed windows and therefore eliminating any design coordination between the front and the rear of the property. In addition, the rear elevation as shown with an existing pyramid tiled roof, new flat roofs and new large bronze windows lacks any harmonization in design between the old building and the new proposals. The proposal should be modified and revised to forge some form of coordination and unity with the existing building.

The proposed large windows and doors may harm the amenities of the adjoining properties and result in overlooking areas not previously overlooked. The views of neighbours should be taken into account when taking a decision.

The application as it stands should be refused.

Yours sincerely
Maryam Armstrong-James RIBA
For and behalf of Highgate Society Planning Group

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