



10a South Grove, Highgate N6 6BS

4 November 2022

Sarah Madondo
Haringey Planning and Building Control
6th Floor
River Park House
225 High Road
Wood Green
London N22 8HQ

Dear Ms. Madondo,

HGY/2022/2719 – 2 Woodside Avenue, London N6 5SS
Proposed Certificate of Lawfulness

The Highgate Society strongly objects to this application for a certificate of lawfulness and endorses the objections made by neighbours. It seems highly likely that it would result in the creation of a separate self-contained potentially habitable dwelling accessible from Lanchester Road, rather than a dwelling ancillary to the main house at 2 Woodside Avenue and accessible only from that house. The site in the rear garden has been previously fenced off and registered as a separate plot being described as “land adjacent to 2 Lanchester Road” and not 2 Woodside Avenue in the application HGY/2020/0673 that was refused in September 2020 on appeal in APP/Y5420/W/20/3254270. Many of the comments made by the Inspector in that decision including those about the damage to the streetscene and the character of the local area would remain entirely applicable to the current proposal. It is therefore a completely unacceptable ignoring of the Appeal Inspector’s ruling for the applicants now to describe the site of the proposed dwelling as once again being in the rear garden of 2 Woodside Avenue, although showing its front elevation on Lanchester Road which should be the side elevation if the dwelling is alleged to be ancillary to the house at 2 Woodside Avenue.

The proposal would be against Haringey policies DM1, DM7, DH10 and OS2. As emphasised by the Appeal Inspector, this latest proposal would be viewed as an incongruous dwelling that would not be a sympathetic addition to the street scene. It would not harmonise with the character and appearance of the area and would erode the area’s defining characteristics, and thus be harmful to the character and appearance of the area. The proposal would create a highly damaging precedent throughout the Highgate Neighbourhood Plan (HNP) area if it were to be approved. The proposed development would not maintain the established pattern of building in either Lanchester Road or Woodside Avenue. The removal and loss of trees and mature vegetation which make a positive contribution to the public realm in Lanchester Road would also be harmful to amenity and sustainability.

The proposal contravenes several of the core objectives of the HNP and several other of its policies, including DH6 (Front Boundaries) and the Traffic and Transport policies at TR2 to TR5 (inclusive). There would, in our opinion, be an unacceptable impact on pedestrian and highway safety.

The proposed development could also have an adverse effect on local hydrology and potentially cause water displacement and drainage issues elsewhere.

If approval were nevertheless to be granted - which the Society trusts it will not be - then there must be a restriction in place to ensure that the dwelling is used only for specified purposes, i.e. as a part of the main dwellinghouse and never as a separate dwelling.

However, it is clear that the scale and scope of the application removes it from Permitted Development. In our view, therefore, this is an unacceptable, and incorrect, attempt to obtain permission for a development, already decisively refused at appeal, by bypassing the normal planning process. We therefore urge strongly that it should be refused, and that any subsequent application for a similar development should be rejected as vexatious.

Your sincerely

Michael Hammerson
for and on behalf of Highgate Society Planning Group

cc Robbie McNaugher robbie.mcnaugher@haringey.gov.uk
Councillor Dawn Barnes, Fortis Green Ward dawn.barnes@haringey.gov.uk

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