

143 B Muswell Avenue,
Muswell Hill,
London,
N10 2EN

Saturday 28th January '23

Comment On Planning Application:

HGY/2022/4495

Application Type

Householder planning permission

Address

145 Muswell Avenue, Hornsey, London, N10 2EN

Although I am not objecting in principal to a side-extension at 145 Muswell Avenue, as I am aware that a small side-extension could be built under permitted development, I have strong reservations about some of the details shown on the planning application.

From the site plan attached to the application and photograph (1) it can be seen that the side return area at my flat, number 143 B Muswell Avenue, (Ground-Floor), is particularly & unusually narrow. Three windows of my flat would face the proposed Application i) my bedroom, ii) the bathroom and iii) the kitchen. For this reason, I have concerns about this planning application as set out below.

2/ The proposed side extension is longer and higher than would be allowed under permitted development. Since two of my main rooms, that is my kitchen and living-room (plus my only bathroom) look out onto where the side extension will be built, it will affect the amenity of my flat viz outlook. Further, it will affect light levels during the day and light disturbance at night. Without cast-iron guarantees of mitigating measures at the expense of 145 Muswell Avenue, such as trellis added to the top of the existing fence, and blackout blinds to be put on the velux windows of the proposed side-extension, and confirmed in writing, I would have to object to the proposal exceeding permitted development.

3/ I need to be assured that The Party Wall Act is complied with.

4/ Proposed works would cause a huge disturbance to me and my dog (because I am at home all day) due to my medical condition. It is vital that this is taken into account.

NB Please see further details attached.

Site plan from document SCP22209022-DAS.doc "DESIGN, HERITAGE AND ACCESS STATEMENT"

5/ Please confirm that this response has been received by email or in writing, since there was a non-response to a Formal Complaint which I made and to which Coppett's Legal Clinic made on my behalf, regarding correcting addresses and ensuring paperwork reaches all relevant parties on 20 th January and 24 th January '23 respectively?

This was) emailed to Benjamin Coffie (Planning Officer), his Manager (Matthew Gunning) and to The Planning Office?

Site plan from document SCP22209022-DAS.doc "DESIGN, HERITAGE AND ACCESS STATEMENT"





PHOTOGRAPH (1)

- a) The proposed side extension will seriously cut the amount of daylight reaching these three rooms of my flat
- b) The extension will reduce the air circulation in this small space. This is a concern because in 2017 extensive remedial work (costing tens of thousands of pounds) were carried out. This involved stripping the walls back to the bare brick, and renewing the floors, to solve a serious damp problem. As a consequence, I now have to be vigilant about keeping it well aired.
- c) The fence along the boundary line is very new and was only installed after expense and a protracted battle with the freeholder. I have been assured by 145 that it is going to be retained and that the fence will not be breached but I would like this confirmed in writing. Further that all shared drains, pipes and gutters will be kept clear throughout the works and beyond.
- d) The wall of the extension will dominate the view from my kitchen and bedroom windows – see photograph (2) and (3)



PHOTOGRAPH (2)



PHOTOGRAPH (3)

- e) The building work will be very intrusive. Apart from issues of privacy, I have a medical condition which to manage and keep stable requires me to prioritise sleep; as a consequence

I am not an early riser. If these plans are permitted, it will mean work going on outside my bedroom window for weeks which will disrupt my health.

- f) I would therefore request works begin at 9 am in the morning rather than 8.30 am (Letter from G.P can be provided).
- g) Though I have been assured the fence/boundary line will be kept secure I would like to request that this is also screened for my privacy throughout works. Further, that this is confirmed in writing.
- h) I have a dog and a new house is currently being built at 75 Windermere Road, London, N10 2RD. The site backs on to my front bedroom window in Muswell Avenue, N10. This means there will be literally no place for respite during the day in my flat due to the noise of the works on all sides.
- i) I would be grateful if a Schedule Of Works could be sent immediately to me should Planning Permission be granted to enable me to ensure that my dog is out of the property when the loudest works are happening or those which could be frightening? I will certainly have to take my dog out of my home at these points and hire dog walkers/care, which is going to very costly over a twelve week period.
- j) I note the plan for a new larger window to the first-floor bathroom and am anxious that the proposal to have this with frosted glass is strictly adhered to. Further, that the window is sash with white frames, in keeping with the character of the property and the conservation area. 145 have confirmed that they are happy to do this and to put bolts on the bathroom window for privacy. I need this to be confirmed in writing.
- k) Right To Light: I am concerned that the side extension will mean sufficient light may be taken from my bedroom.
- l) Right To Light: I am concerned that the side extension will mean sufficient light does not come into my kitchen? Though my rear extension may mask this, since it is open-plan, I like to partition the extension at times with screens. That is, using the kitchen and rear extension as two separate rooms.
- m) As a consequence, I may have to request the Freeholder allows me to put in a larger sash window in my kitchen to preserve the light levels? This would cost a great deal of money and would probably also mean a new Planning Application? It is vital that light levels are taken in both my bedroom and kitchen by experts in this field.
- n) Any costs should be paid by 145 and I would need this in writing? Again, should I need a bigger window in my kitchen to preserve light levels, I would have to insist all costs are met by 145?
- o)
- p) Should permission be granted for this side extension, I would be anxious to be consulted on the look/colouring of the wall and to have it finalised in writing? Further, if it is not restricted to a height of 2 metres, but if 145 are granted a height of 2.3 m, I would request that in the condition of the Planning Consent, 145 have to pay and put up trellis on top of the boundary fence (to screen the wall along the length of the proposed side extension).
- q) The extension to my own flat has been built in a sympathetic light-coloured brick. I have since been assured by 145 that the brick will be London stock bricks of the same colour as my extension but need this to be confirmed in writing (my own rear extension was built in a sympathetic, light coloured brick, in-keeping with the character of the property).

- r) Party Wall: I would like to be contacted by Benjamin Coffie or his Manager, Matthew Gunning, since I have several questions regarding The Party Wall and my Rights as a Residential Long Leaseholder? I have lived at 143B Muswell Avenue since 1990 and have a Lease of 100 Years.
- s) r) I know at the very least that a Party Wall Surveyor will need to inspect my Property before works begin should they be granted?
- t) Buildings Insurance: As a Leaseholder, I pay Leasehold Service Charges to Haringey Council which includes Buildings Insurance. I would like to know my rights if any damage ensues should planning consent be granted at 145 Muswell Avenue, N10?
- u) t) 145 have told me that the roof of the proposed side extension will be clad in grey slate, in keeping with the character of the surrounding properties and the conservation area. Again, I would like this to be confirmed in writing.

Parts of the plan which I have no objection to –

- Removal of the tall leylandii (separate application HGY/2023/0151)
- The plan to demolish the existing single-storey rear extension.
- The loft conversion/new dormer to loft.

ADDITIONAL PHOTOGRAPHS



view of the side-return area 143 Muswell Ave



The three windows of 143 Muswell Ave which face onto the side-return area.



The closeness of the bedroom window 143 Muswell Ave to the proposed building site



The kitchen & bathroom

windows at 143 Muswell are in sympathetic sash & case and the propose new bathroom window at 145 Muswell Ave should be in a similar style.