

Dear James

I have read the objections from the residents / Landlords of the rear flats at 125 Hornsey Lane which appear to mainly express concerns over loss of bedroom privacy.

I do understand and appreciate these points and would like to say that we are open and flexible on exploring options to try and alleviate these concerns in a way which will satisfy the planning department.

On balance to those concerns raised I would add:

Overlooking, loss of privacy

1. 6 Colwick Close sits at an approximate 45 degree angle to 125 Hornsey Lane, the view into any bedroom is offset and not direct
2. Actual view into any room is minimal, due to the height of #125 windows and offset angle, all that can be seen is a small area of wall and or ceiling.
3. This view is further obscured by the natural reflection / glare off #125 windows due to the side angle
4. In Spring and Summer, when windows are more likely to be opened the foliage growth on border line trees will considerably obscure the view of #125
5. In reality, from #6, one cannot even see enough interior area or detail inside the rooms to even know they are bedrooms.
6. In the recent Tate viewing gallery case the Supreme court judge eluded to the fact that – residents of high rise blocks have to expect some degree of overlooking from neighbours, this is an inevitable part of community life
7. Lets not forget that the majority of the #125 flats in question have always overlooked, most with an elevated position, the gardens and bedrooms of # 4, 5, 6, 7, 8 & 9 Colwick Close.
8. The occupants of #125 flats are actually able to gain a much more intrusive view of the Colwick houses in question were they to look to the right, whilst standing at the rear windows

Although we feel the loss of privacy concerns of #125 residents are somewhat overstated, we do however offer some suggestions to minimise any such perceived impact

1. Removal of Juliet balcony
2. Dormer windows - lower half (or majority) to be a fixed pane of obscure glass accompanied by upper casement type window, also obscure glass.
3. Other obscure glass glazing arrangement deemed suitable by the planning department

DPD Policy Section DM10 clause 3.3 – Optimising Capacity - We do hope to achieve permission for a dormer the same dimensions as that at granted to #16 in 2017, this will add a further two bedrooms and bathroom to the property, therefore optimising its capacity as a family home

DPD policy Section 11 clause A (c) - The priority afforded to the delivery of affordable family housing – when compared to other four bedroom houses in the area #6 could be considered “affordable”

Yours Sincerely

Andrew Mortensen



View of 125 Hornsey Lane from 6 Colwick first floor window



Lifesize view of upper flats



Lifesize view when looking on the horizontal