



10a South Grove, Highgate N6 6BS

20th February, 2023

HGY/2023/0178 – 59 Lanchester Road N6 4SX – attn. Mark Chan

This proposed development at first floor level will, contrary to policy, severely harm the existing view of Highgate Wood through the gap at first floor level between the properties at numbers 59 and 61. Views of greenery between houses is specifically mentioned in policy as requiring protection, being part of the character of the area.

Specifically, the Highgate Neighbourhood Plan (HNP), which was adopted in July 2017, forms part of the development plan framework for the area and therefore is a material consideration. Of key relevance is policy DH4 which relates to ‘side extensions’, and is clear in its recognition of the need to respect the streetscape and not block or significantly infill the gaps between buildings. We are therefore surprised that the requirements of the HNP are not specifically mentioned in the pre application advice offered by Haringey to the applicants; as a result of this omission, the applicants will be misled into submitting an application which is against Haringey’s own policy.

Further, each application must be assessed on its own individual circumstances against the development plan. We would point out that:

(1) the various examples cited in the Design and Access Statement as justification for the development include some in Lanchester Road which took place prior to 2017 and are therefore now contrary to policy under the HNP;

(2) the citing of 64 and 66 Cranley Gardens is irrelevant in this context. This is at some distance from the site, and Cranley Gardens is not even within the HNPlan area. Nor does it provide views between properties of Highgate Wood, which is a Site of Metropolitan Importance for Nature Conservation.

The application as it stands is therefore demonstrably contrary to Haringey’s own policy and should not be allowed in its current form.

Yours sincerely

Michael Hammerson

Planning Group, The Highgate Society