

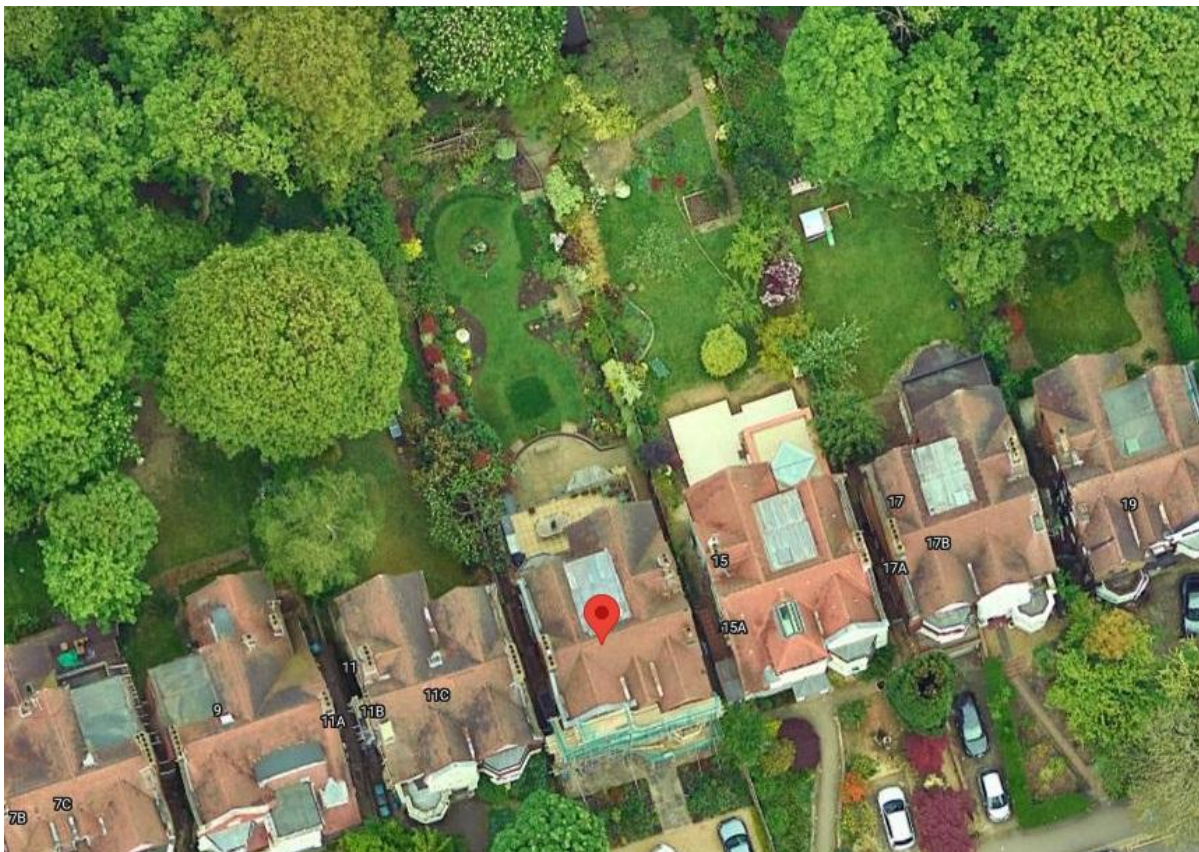
Highgate CAAC objection to [HGY/2023/0252](#) for 13 Shepherds Hill, N6 5QJ

Highgate CAAC objects to this application because the drawings supplied with the application are inadequate.

We notified the case officer of our problems with the files uploaded on 10th March and he undertook to contact the agent for this application. As of 17th March 2023, no more adequate drawings had been uploaded.

For instance, the drawing “P-1269\_0-202 Existing Garden.pdf” still shows a blank where the existing garden was meant to be and the small existing and proposed sections/elevations are identical, which they should not be given the changes proposed.

It is not clear that all the drawings are accurate compared to the way the house appears on Google satellite view. For instance it is difficult to see the spiral staircase included in all the drawings of the rear of the house:



Very few section/elevation drawings have been provided and those that have been do not appear to show the existing/proposed correctly.

The main changes appear to be removing a bay window and installing a sizable “wall of glass” facing the back garden, and an increase in paved areas in the garden. No details are given of any lighting in the garden.

The paved areas should be SUDs. The larger glazed area, two additional rooflights and any additional garden lighting should be bat friendly and not cause light pollution for neighbours. Appropriate measures should be taken to protect trees in neighbouring gardens.

Also no reason is given for blocking the side window in the east elevation. This will be visible from the public domain. Loss of an original window would be regrettable.

