



HIGHGATE
SOCIETY

10A South Grove, Highgate, London N6 6BS

Ms Mercy Oruwari
Haringey Planning Services
cc. Elisabetta Tonazzi, Conservation Officer

11th May 2023

Dear Ms Oruwari,

RE: 8 Southwood Lawn Road, London N6 5SF - HGY/2023/0861

I am responding on behalf of the Highgate Society to this application for planning consent to alter and extend this original semi-detached/terraced arts and crafts house. We object to this application for the following reasons: -

1. The ground floor rear extension is over 3.6m high on the boundary and because of the change in ground levels this will appear as being over 4m high to the neighbour at 6 Southwood Lawn Road. The height of this rear extension should be lowered to 3m within 2m of the boundary, to minimize the loss of daylight, sunlight and reduce the overbearing appearance when seen from the neighbour's side. This height of 3m would accord with the reasonable recommendations set out in Class A.1(i) of the Technical Guidance – Permitted Development Rights for Householders 2019.
2. The window to the front gable is out of character with the conservation area and given that it gives onto a space which is only approximately 1.2m high as shown, it appears to be of little benefit. When the floor joists have been increased in depth to support habitable use, the headroom will be reduced even more.
3. We always try to avoid adding windows in the front roof slope as they affect the appearance of the building from the street. It is evident however that there are numerous precedents on the neighbouring houses so we would recommend no more than two conservation rooflights, rather than four.
4. Whilst the new rear dormer seems to be emulating the existing dormer on 6 Southwood Lawn Road, we feel that the horizontal proportions of the windows are quite out of character with the host building and should be changed to ones of a vertical proportion.
5. The two new bathrooms at the front of the house will require vertical drain pipes which can, if not controlled by planning, severely harm the appearance of the front elevation of the house when seen from the street. Any drainpipes should be shown on the elevations prior to consideration and any horizontal pipework should be routed internally to avoid the ugly appearance created on a house opposite. See photo below.



6. Whilst the internal arrangements are not necessarily a matter for planning, it is difficult to see how the basin in the shower room on the top floor can be used due to lack of headroom, especially when the floor joists are strengthened.

The Highgate Society objects to this proposal in its current form for the reasons stated above.

Yours sincerely

David Richmond
Chair Planning Group
The Highgate Society

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