



10a South Grove, Highgate N6 6BS

17th May, 2023 - attn. Ms. Mercy Oruwari

Dear Ms Oruwari

HGY/2023/0818 - 10 Grange Road N6 - Certificate of lawfulness for the erection of a single storey outbuilding in the rear garden for use as storage space

We have seen this application for a Certificate of Lawfulness in regard to an additional out-building in the rear garden of 10 Grange Road.

We note that, as a Certificate of Lawfulness application, there is no formal consultation period. However, the application is clearly imprecisely worded, describing it as storage space but also clearly referring to a "recreational garden dwelling". It cannot be both, and if it is indeed a dwelling, it cannot be permitted development and a full application for planning permission is needed. This application as it stands should therefore not have been validated and should be refused.

We are also concerned at the contradiction in the statement that it will not "itself be separate, self-contained, living accommodation", when it is specifically described as a dwelling in the application form.

Since a previous application to obtain a Certificate of Lawfulness for a dwelling here failed, we are greatly concerned that this could be an attempt to establish a residential use through the permitted development process, setting a dangerous precedent for further development in the garden of this property. The planning history of this property shows that, in 2006, the same applicant applied for a 2-room summerhouse. This was correctly refused as being excessive in bulk, height and massing and resulting in an over large structure at the rear of the garden which would be visually intrusive and detrimental to the character and appearance of the Conservation Area; we consider the current application to be equally damaging.

The proposed development would therefore fail to enhance or preserve the character of this part of the Highgate Conservation Area, contrary to policy DM9 and SP12. It would also be contrary to Haringey's policies for development in Garden Land development, specifically DM1, DM7 and SP11, as well as policy DH10 of the Highgate Neighbourhood Plan. It also has major potential for unacceptable loss of privacy and noise nuisance to adjoining residents, contrary to policies DM1, DM23 and SP11.

It has also been pointed out to us that the application contains a major inaccuracy, in stating that "*The materials will complement the property at 65 e.g. brick. The proposal will not affect the mature lime trees located at the rear of the property. There will be a car parking space created next to the proposed outbuilding, accessed from the private road.*" It is clear that these comments do not relate to this site.

We therefore urge that this application be refused

Yours sincerely,

Michael Hammerson

for and on behalf of the Highgate Society Planning Group

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