

Highgate CAAC objection to HGY/2023/0842 Flat 1, 415 Archway Road, N6 4HT.

Highgate CAAC has concerns about this application for various reasons:

The “small courtyard” is in fact a very small light well with some plants in it. This type of feature can work well but we wonder whether the new slightly larger “bed 2” would receive enough daylight from it.

The rear of 415 Archway Road is clearly visible from Church Road and since the roof of the proposed extension is at the same level as the existing roof terrace of the flat above it may be visible from this vantage point.



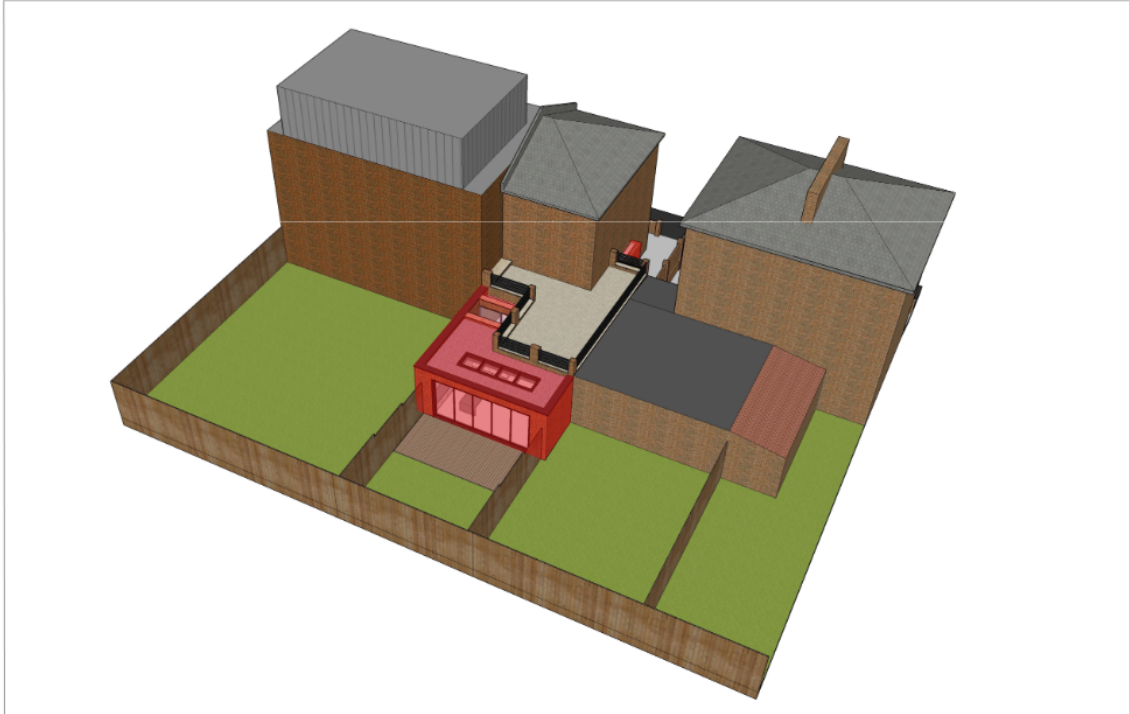
If the roof of the proposed back extension were to be used as a roof terrace it would add a third potential source of noise and disturbance in addition to the second floor balcony and first floor roof terrace already at the rear of 415 Archway Road.

A condition should be set that the roof on top of the proposed extension should not be used as any kind of roof terrace or living area to protect the amenity of residents of surrounding buildings.

We question the accuracy of the 3D views “100-14 3D View 1 of 2.pdf” and “100-15 3D View 2 of 2.pdf” and drawings such as “100-10 Proposed Section A-A.pdf” and “100-11 Proposed Section B-B.pdf”. They do not show an accurate representation of the relative heights of balconies, fences and roof terraces. For instance, there appears to be a very high fence around the terrace above which is not shown in the drawings, and the terrace appears to be much larger in the drawings:



The 3D views are extremely simplified and do not show the full effect of these fences and balconies combined with the new extension.



The surrounding context in other drawings, such as “100-04 Existing Rear Elevation.pdf” and “100-13 Proposed Rear Elevation.pdf” appear to be similarly inaccurate and/or misleading.

The side walls of the new extension may adversely affect light levels in the lower flats in 417 Archway Road.

Neighbours’ concerns should be taken into account.

We also regret the loss of space for nature and wildlife in the smaller back garden. This may have a negative impact on biodiversity.