



10a South Grove, Highgate N6 6BS

9th May, 2023

attn, Mercy Oruwari

Dear Ms. Oruwari,

HGY/2023/0704 - 24 Grange Road N6 – Erection of First Floor Extension Over Existing Garage

The Highgate Society wishes to object to this application to extend 24 Grange Road over the single storey garage to the side of the property.

Grange Road is unique in the Highgate Conservation Area. It is an unadopted road, originally the access to The Grange, a 19th century manor house (now nos. 10 to 16) with parcels of land along the road originally released for development during the 19th and 20th centuries. The Highgate Conservation Area Character Appraisal describes its lack of kerbs and pavements as giving it a 'distinctive semi-rural character'. The houses are described as being generally of a high standard of construction and set back from the road with spacious front gardens. It also says that 'most of the houses are also set sufficiently far apart from each other that there are good views between them of the large trees in many of their rear gardens.'

The existing house at 24 Grange Road, with 2 storeys above ground and a full sized basement was built approximately 15 years ago and does not fit within this description. Together with its attached single storey garage, it takes up most of the site and so a garden has now been planted in the road in front of the boundary railings, forcing pedestrians to walk in the centre of the road and so away from the front windows. It replaced a semi-submerged single storey building, only approved as single storey as it was built on land which had previously been the rear garden of an original house (no. 6) in Broadlands Road which abuts Grange Road. This original house was demolished to build a terrace of three houses (nos. 26, 28 and 30 Grange Road) which face a small courtyard with garages next to the 24 Grange Road single storey garage.

Over the roof of the 24 Grange Road garage, it is still possible to view the mature trees planted in the garden of 8 Broadlands Road. The bulk of the new house now blocks the remaining view of the trees which had been visible over the roof of the original house, thus already detracting from the character of the road.

No. 6 Grange Road, which also has a single storey attached garage, submitted an application in 2011 (HGY/2011/1075) which included a very small first floor extension over the garage, but the application was withdrawn. We understand that the main issue leading to its withdrawal was that the extension over the garage would fill in part of the first floor gap between no. 6 and no. 4. and so would reduce views of the trees behind. The proposed first floor extension for no. 24 is much larger and so would have more of a blocking effect on the views of trees from the road. If the proposed first floor extension for no. 6 represented unacceptable harm to the Conservation Area, then the larger extension at no. 24 represents greater harm.

In addition, the first floor side wall would be extended to the site boundary, currently marked by the single storey wall of the no. 24 garage. The front elevation of no. 26 is immediately across the small courtyard next to the garage and increasing the height of this boundary wall to that of a two storey building with pitched roof will negatively impact the visual amenity of no. 26, considered and protected by the original single storey permission and already reduced by the construction of the current no. 24.

To conclude, the Highgate Society objects strongly to this proposal to extend 24 Grange Road across its single storey garage. The loss of views across to the trees behind will further harm the character of the road and Conservation Area and, the significant increase in the height of the boundary wall will have an unacceptable impact on the visual amenity of no. 26 Grange Road, which faces it.

Yours sincerely

Michael Hammerson

for Planning Group, The Highgate Society

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