

Re: Planning application HGY/2023/0979.

I note that this is a modified application for an extension of premises at 62 Langham Road, N15 3LX following the refusal to grant planning application HGY/2022/3549. I can see no substantive improvement on the previous application. The premises at 62 Langham Road have already benefited from considerable extension. I worry that the council would set a dangerous “expansionist” precedent were it to grant these extensions to the property.

Specifically, I oppose planning application HGY/2023/0979 on the following grounds:

1. Principle:

The property at 62 Langham Road has already been significantly extended. First through the addition of a loft and dormer extension, then with the addition of a large brick and mortar “shed” in the rear garden and finally with the conversion of the ground floor side-return with a permanent structure. This planning application proposes a further significant enlargement to an already extensively extended property –such incremental extension should not be encouraged.

2. Overshadowing:

I believe there is an error in the uploaded “23_104_A Proposed Elevations and Sections.pdf” document which sites the proposed double-storey side-extension between 60 and 62 Langham Road instead of 62 to 64 Langham Road.

The proposed application would greatly reduce the spacing between the properties at 62 and 64 Langham Road. This gap allows natural light to percolate onto Langham Road to the benefit of all residents and visitors. Further, the proposed plan includes the extension of the pre-existing loft-conversion dormer by a further 1.3m. This would impact on natural sunlight on adjoining gardens. Therefore, I object to both the proposed use of the side-return and to the dormer extension.

3. Overbearing and Out-of-character:

The proposed application would create an overbearing frontage to the property. It would be out of keeping with the frontage of surrounding semi-detached and terraced housing in Langham Road and create a visually oppressive structure. Further, the space between 62 and 64 Langham Road would be so reduced as to almost nullify the break between the first houses on this section of Langham Road and the rest of the street and affect the natural historical pattern of the street.