

Comments objecting to planning application HGY/2023/1502 from Brendan McQuillan, Yukiko Maeda and Jamie McQuillan at 73 The Avenue, N10 2QG on 7/7/2023.

This is the third planning application for Fiftyfour And A Half Grove Avenue in 15 months. The first application, HGY/2022/0769, has been approved, but work has not started. The second application, HGY/2022/2292, was refused.

We object to this third application, HGY/2023/1502, on the grounds that there has not been a significant material change to the totality of the proposal since the second application so that it should be refused for the same reasons. We outline these reasons below.

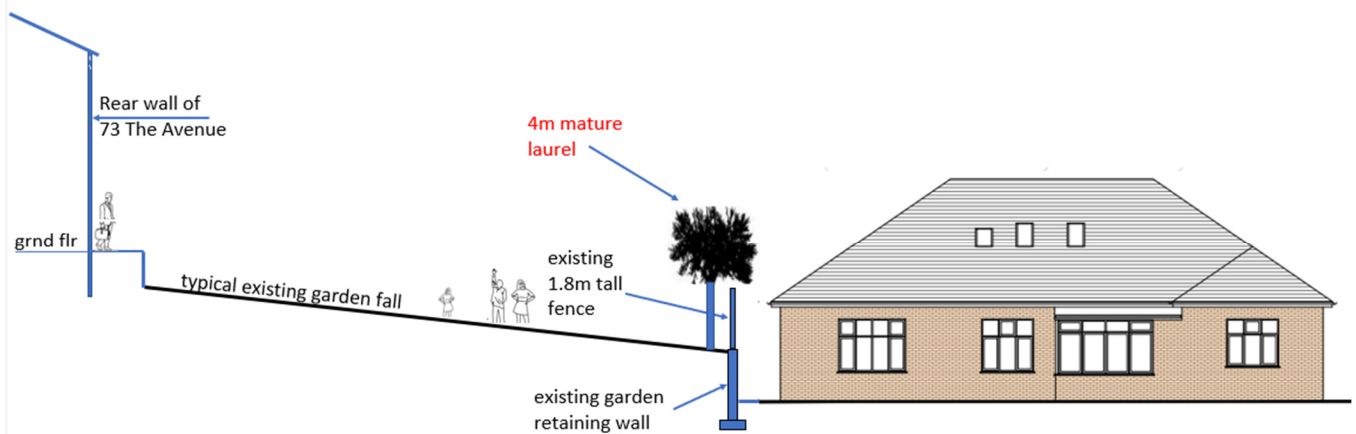
The first application, which included erection of 4nos. dormers, was approved on 26/5/2022 with the condition that *“the first-floor side dormer window(s) on the east and west roof slopes facing the rear properties of The Avenue and Grove Avenue shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy”*. The reason stated in the decision was to *“safeguard against overlooking and loss of privacy in the interests of amenity of neighbouring occupiers”*.

The second application totally ignored this condition designed to safeguard against overlooking and loss of privacy, and instead proposed the introduction of balconies and a considerably increased area of glazing facing the backs of properties on The Avenue. This proposal was refused on 11/11/2022. Among other reasons stated in that refusal was that *“the extent of the large glazing proposed and the introduction of balconies would be an unneighbourly arrangement, leading to overlooking and creating the perception of overlooking across and into adjoining private gardens, with associated loss of privacy and amenity”*. A further reason for refusal was that *“the proposed roof extensions/ alterations in totality would be uncharacteristically large and bulky features, giving an incoherent appearance and incongruous scale to this building, in relation to such a backland site, its relationship with neighbouring properties and the character and appearance to this part of the conservation area”*.

The current planning application, HGY/2023/1502, continues to ignore the condition imposed by the extant approved plan for obscured glazing to *“safeguard against overlooking and loss of privacy in the interests of amenity of neighbouring occupiers”*, and in contrast to the approved plan continues to show a considerably greater proposed area of glazing, and to propose a balcony, despite the ‘refusal’ in the second application listing the introduction of balconies as *“an unneighbourly arrangement”*. So, in our view the reasons highlighted above for refusing the second application still apply to the third application.

Below we show for comparison sketches of elevations and sections of the existing building and the current proposal as they might appear from the rear gardens of properties in The Avenue. We have outlined some of our objections to the current proposed application on the ‘PROPOSED’ sketch, and followed that with comments about the extensive nature of potential overlooking.

EXISTING

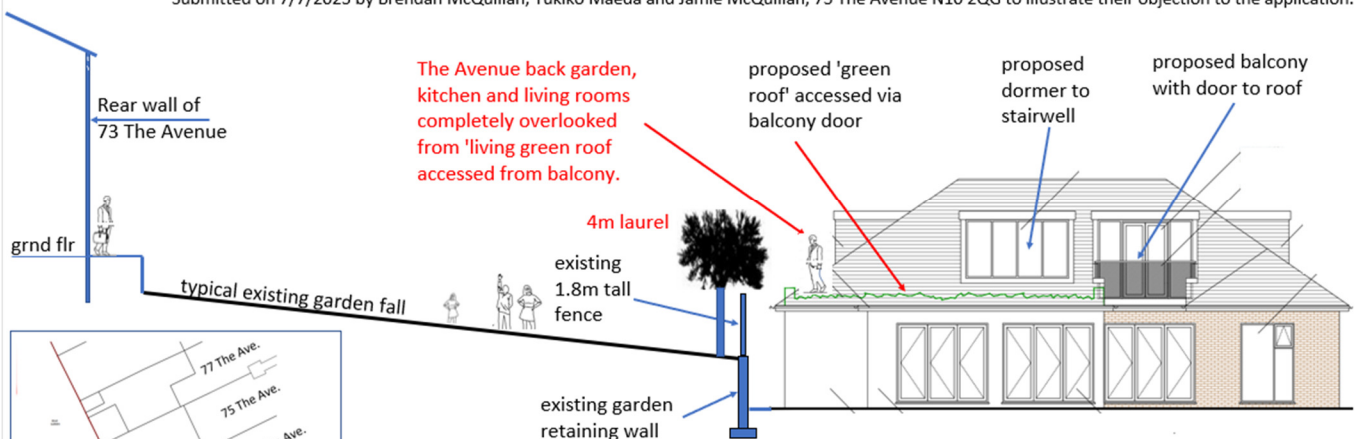


EXISTING ELEVATION AND SECTION A - A FACING REAR PROPERTIES OF THE AVENUE

PROPOSED

Objection to Planning Application HGY/2023/1502 Fiftyfour And A Half Grove Avenue N10 2AN

Submitted on 7/7/2023 by Brendan McQuillan, Yukiko Maeda and Jamie McQuillan, 73 The Avenue N10 2QG to illustrate their objection to the application.



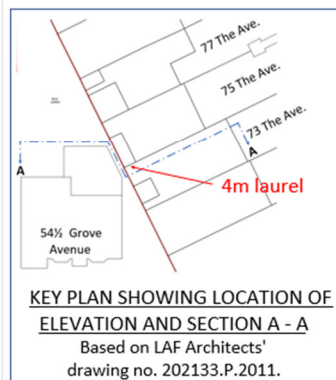
PROPOSED ELEVATION AND SECTION A - A

**PRIVACY OF 73 THE AVENUE BACK GARDEN AND REAR LIVING AREA
SERIOUSLY COMPROMISED BY OVERLOOKING.**

**NOTE THAT OVERLOOKING INCREASES BY ABOUT 400mm FOR EACH
HIGHER HOUSE NUMBER AS THE LAND FALLS TO THE WEST.**

Refer to adjacent keyplan for location of Elevation and Section A - A.

NOTE: information relating to the proposed development is based on LAF Architects' drawings.



Concern about overlooking

The drawings submitted with the application fail to give a true indication of the nature of overlooking of gardens because they don't show the elevations of the planning proposal in relation to neighbouring properties. Despite 54 and a half Grove Avenue being in a cutting, an important feature of properties on The Avenue is that their back gardens fall considerably not only towards Grove Ave but progressively by around 400 mm per property towards the west so that the back gardens of the higher numbers on the Avenue are

increasingly overlooked. Therefore, for example, the garden of no. 81 The Avenue is about 2m lower than that of no. 71 and much more visible from Fiftyfour And A Half Grove Avenue.

Concern about access from the balcony to the green roof

Overlooking could also potentially be a great deal worse since the proposed balcony can give access to the “green roof”.

Clearly the materials specified for this green roof are not included in the following extract from the planning application and would have to be more robust than the “tiles” or “felt/membrane” listed there for the roof. The material would need to be such that access could be possible from the proposed balcony. As a result, we are concerned that the green roof could become a roof top terrace.

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

plain tiles for pitched roof

Proposed materials and finishes:

matching tiles for pitched roof felt/membrane for flat roof

The green roof had not been proposed on the drawings submitted with the extant approved application, HGY/2022/0769, and was never a part of the consultation process with neighbours, but was noted as item 6 in that decision as follows:

6. Prior to completion, a living/ green roof(s) for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The green living roof shall be installed over the new flat roof (first floor roof) extended area and be maintained and retained thereafter.

Trees within falling distance

As shown below, all 3 applications had ticked the box indicating no trees within falling distance. However there is a 4m tall mature laurel, as shown in the sketches above, on top of the retaining wall and within about 1m from the proposed single storey extension.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No