



HIGHGATE SOCIETY

10A South Grove, Highgate London N6 6BS

15th September, 2023

Attn. Nathan Keyte, Haringey Planning, Regeneration & Economy

4 Highgate Avenue N6 5RX - HGY/2023/2247

The Highgate Society wishes to object to this application on the following grounds

The drawings fail to convey the full impact of the development on neighbours, since they do not clearly show the actual extent of the change of ground level from patio to rear garden. We are concerned that the large, fully glazed garden room, at an elevated level, will impact adversely on the amenities of immediate neighbours, by causing light pollution both to upper storey rooms of their houses, and to the adjoining gardens. This problem will be exacerbated by the new extension where 2 large roof lights are proposed, and in particular with the sloping roof light which is a continuous strip along the boundary wall with no 6. Not only will it flood the garden and patio of no. 6 with light, but it is only a metre away from the rear bay window of no 6, thus presenting a fire risk. In addition, the top the roof light will align with the rear 1st floor room, which will result in light from this shining into these rooms at night.

We also consider that an environmental impact assessment is necessary in view of the potential harm these significant new light sources could cause in terms of light pollution spilling into the neighbouring area, compromising the dark places and impacting on wildlife. We are advised that the central triangle of land between Jackson's Lane, Southwood Avenue and Highgate Avenue harbours extensive biodiversity, and is therefore an important element of the local ecological corridor. The houses have deep back gardens, and at its core is the Avenue Nursery playground and garden. There is extensive tree cover and shrubbery and, importantly, no lighting within this area at night, making it an important "dark place" for night-time wildlife. The Avenue Nursery recent gained permission for an additional classroom in this triangle which was strongly objected to by the neighbours and the Society at the time, but they have respected the quality of the area by retaining green spaces and by switching off all lighting out of school hours, thus preserving the night-time darkness important for both residents and wildlife.

Policy OS.4 of the Highgate Neighbourhood Plan requires that "Developments should support the ability of 'Highgate's Green Grid'... to act as an element in the local ecological network. The impact of a proposal on the Green Grid will be assessed against its wider benefits to the local area." The proposals will clearly diminish the ability of the area to contribute to this aspiration, while providing no 'wider benefits'.

The Society therefore objects to this application on the grounds of substantially harmful impact on the amenity of neighbours, and of significant disruption of the site's contribution to local ecology at night.

Yours sincerely

Michael Hammerson
Planning Committee, The Highgate Society.

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