



10a South Grove, Highgate N6 6BS

18th September, 2023 –

attn. Ms Mercy Oruwari, Haringey Planning Dept.

cc. Daniel Monk, Tree Officer

Dear Ms Oruwari

HGY/2023/0818 – 10 Grange Road N6 – Certificate of lawfulness for the erection of a single storey outbuilding in the rear garden for use as storage space

We have noted that additional drawings have been added to the website in respect of this application, clarifying that the proposed new outbuilding is not in fact intended for “much needed storage” as originally claimed, but for use as a bedroom/gym with shower room facilities.

We also note that the application form has not been amended and still shows the grounds for this application to be use as a “recreational garden dwelling, no existing structure.” It also still shows the existing or last use as “C3 dwellinghouses” (despite stating “no existing structure” on the proposed site and no approved dwellings elsewhere in the garden); and the proposed use is still showing as “B8 storage or distribution” despite the new plan showing use as a bedroom/gym. Other inaccuracies previously reported in our last objection also remain, in addition to these new inconsistencies.

In addition to this, there appear to be discrepancies in the size of the buildings shown in the application drawings. The existing summerhouse and new bedroom are shown of approximately equal size. However, this application declares an internal space of 29 sqm, whereas the approved dimensions for the summerhouse (at 6.5m x 3.5m) result in a space of 22.75 sqm. One of these drawings must be incorrect, and we trust you will ascertain which. If built, these two structures together would be at least the size of the 2-room summerhouse which was refused in 2006 as being overlarge and visually intrusive. Correctly-scaled site and building plans are also essential to assess the impact on the mature listed Copper Beech located in this part of the garden. It is essential that this important tree is protected; we are therefore copying this to your Arboriculturist, to ensure that he is aware of the application.

This new proposed bedroom/gym is sited adjacent to (although carefully not connected to) the original summerhouse and (despite the narrow gap) could easily stand in for one of the bedrooms and shower facilities constructed without planning permission and recently removed following your enforcement order to remove an illegally constructed dwelling. As clearly established during the previous attempts to legalise that construction, a dwelling at this location is not acceptable.

We are also greatly concerned that all breaches of policy outlined in our previous objection still remain.

For all of these reasons, we urge that this application for a certificate of lawfulness be definitively refused.

Yours sincerely

Michael Hammerson

Planning Committee, The Highgate Society

Disclaimer: The Highgate Society is an unincorporated association established for the public benefit. It endeavours to ensure that the information it provides as a free service is correct, but does not warrant that it is accurate or complete. Nothing in its correspondence, or discussed verbally at any time with representatives of its Planning Group, constitutes professional or legal advice and may not be relied on as such.