

TO: Josh Parker, Planning Officer, Haringey Council

CC: Councillor Pippa Connor; Nick Barr, Muswell Hill & Fortis Green Assoc. & Glenys Law, Crouch End Open Space

FROM: Perna Chainani & Thor Monsen, 93 Wood Vale, London N10 3DL

13 October, 2023

SUPPLEMENTARY OBJECTION FROM NO. 93 WOOD VALE RE: HGY/2023/2174

Dear Mr. Parker,

In light of recent amendments to this planning application, we write to supplement our letter of objection dated 19, September 2023. Regrettably, aside from the withdrawal of the basement, no other alterations have been made, our pre-consultation feedback has still not been addressed and substantial errors and policy violations persist. The application remains unfit for approval (*with or without conditions*).

- Rear Extension proportions remain **excessive, dominant, out of character and overbearing**
- Breach of **existing rear building line** is unprecedented: 11m from No. 97 (6.5m extension + 4.5m terrace)
- Will undoubtedly **damage mature trees and boundary landscaping** to both adjoining owners
- Abutting our flank wall is **unprecedented and poses structural, micro-climatic and security risk**
- Distorts **rhythm & ratio of gable / hip lines & plot widths**, does not **maintain a sense of enclosure**
- Will cause substantial **loss of amenity** to adjoining owners, including loss of **privacy and daylight/sunlight**
- Does not **respect the architectural unity** of the terrace, or **relate positively to neighbouring structures**
- None of the new 70+ sqm habitable space to be used for bedrooms. Existing property already exceeds London Plan (2021) minimum internal space standards for a 5-person dwelling by 2 bedrooms and 2.4x floor space



Figure 1: Aerial View of Plots, Hip & Gables and Rear Building Line

1. Architect's Design & Heritage Statement (D&H) states that no trees will be removed. Fig. 1 & 2 show proximity of new footings to 11m of mature boundary plantings at No. 97 - excavation of which will undoubtedly damage roots / cause death. This is the same high hedging on which the proposal relies to **maintain privacy** (DM1:D Privacy & Amenity). Our mature trees at No. 93 are also at risk. **'The Council will expect development proposals to respond to: c. Trees on and close to the site; d. Landscaped boundary and treatments.'** (DM1:C Landscaping).
2. Raised part of terrace that is not permitted development is still not listed as a proposal for permission. ~70sqm of garden is proposed to be made hardstanding. No detail on whether this will be permeable/impermeable. **'There will be a presumption against the loss of garden land'** (DM7: Development on Infill, Backland and Garden Land).
3. Proposal does not show regard for **'the existing character of the site including its typology, existing trees and natural features... landscaping should be considered from the start of the design process, not only as a setting for the building in its context, but also for reasons of functionality: sustainable management of flood risk and surface water drainage.** (DM1: Delivering High Quality Design 2.8)



Figure 2: No. 95 rear viewed from No. 93 first floor towards No. 97

4. Fig. 2 shows a substantial new flat roof adjoining our building. There have been three break-ins/burglaries this year-to-date, all within 4 doors of No. 95, all entering from the woods at the rear. This scale of development would be conspicuous from the public pathway, provide illumination at night and ease of access to our first floor. This poses a significantly **heightened security risk to our property**.
5. Structural risks to our foundations and ground stability aside, which have been discussed at length in our previous objection letter, replacing the existing lightweight, uninhabitable lean-to with a full-width habitable side extension will introduce foundations, plumbing and impermeable underground infrastructure to this location for the first time in its history. This will likely block/divert/compromise existing underground culverts and drainage routes between No. 93 and 95, causing **surface run-off, drainage, flooding and micro-climatic issues**.
6. Application still fails to address DM24: Managing & Reducing Flood Risk C. '**All proposals for new development will be required to a. Manage and reduce surface water run-off; and b. Manage water and waste water discharges**'; and DM25: Sustainable Drainage Systems 4.81 '**Even smaller developments can contribute to overall run-off when their combined effect is considered, particularly where there are lack of permeable surfaces**'.
7. A simple side elevation drawing to show how the proposed extension is 'in-line' with our terrace wall has still not provided. Fig. 3 (below) shows a visualisation of the **proposed extension at 1.8x higher than our wall and above our living room window**



Figure 3: No. 95 rear viewed from No. 93 terrace/garden towards No. 97

8. Proposed extension is still 1.4x the width of the existing house '**Full width extensions are not normally considered acceptable. Depth of the rear extension should be such that the resulting footprint is subordinate to the not have a negative impact on the amenity of neighbouring properties, ensuring no overlooking or inappropriate loss of daylight and sunlight.**' (DM12: Housing Design & Quality 3.15).

9. Extension would obstruct to our immediate West and **loss of light to our main rooms of habitation would be unacceptable**. No **Daylight and Sunlight Assessments**, as requested by both adjoining owners, provided to date.

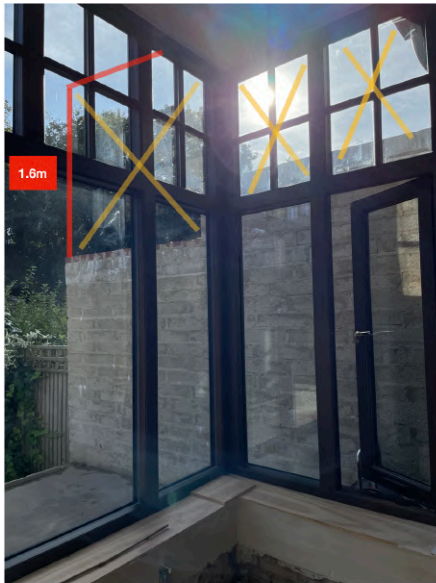


Figure 4: No. 93 Living Room Window

- a. Fig. 4 (left) shows the extension completely blocking the main source of afternoon and evening light to our living room & kitchen. Our terrace and garden would also be overshadowed. Photo taken at 3pm on October 8th, after which sun sits lower and tighter until Spring, making it even more vital that this clearance is not obstructed.
- b. This source of light is well established and the terrace wall on this side was specifically re-built to the height of the original in order to retain this access to light. We have historic photographs to show the same.
- c. This window is also the only source of cross ventilation on our West flank, providing a key **sustainable Passive Ventilation** solution for our home, as per the **London Plan cooling hierarchy**. Obstruction risks creating a **'heat island effect'**, blocking airflows and removing the **cooling and drainage benefits of nearby trees and greenery** (DM21: Sustainable Design, Layout & Construction).

10. New primary rooms of habitation being formed alongside our existing living room at No. 93 and the proposed outdoor air-con compressor unit, also on this side, raise concerns for **'vibration, noise, fumes, odour, light pollution and microclimatic conditions'** which have not been addressed (DM1: D: Privacy and Amenity).
11. Artist's Impression (D&H p.7) depicts No. 95 as a standalone house (with substantially less terrace than shown in plans). The relationship to adjoining properties has not been shown. Relative scale and style can be inferred from a closely comparable project completed by the same architect in Putney (See Figure 5 below).



Figure 5: Architect's closely comparable project

12. The extension does not appear to be **'subordinate in scale to the original building'**. It will in fact increase habitable space to almost double that of the existing G/F. As seen in Fig. 3, it will **'overbalance and dominate the existing features important to the building'** (DM12: Housing Design & Quality 3.14), such as the original 1/F oriel window.
13. Rear fenestration scheme is oversized and out-of-context. Generic references to 'high quality brickwork' give insufficient regard for **distinctive local architectural styles, detailing and materials** (DM1: Delivering High Quality Design B. Character of development).

14. At the front, connection to locality would also be diminished. The 1930s nine-panel timber and glazed front door, dentil cornice and ironwork porch would be replaced with a bland modern alternative. Pebble dash would be stripped and electric gates installed. The frontages on this stretch form a distinctive period terrace, starting with the exceptionally well-preserved Arts & Crafts house across the road at No. 84, to the nearby sympathetic refurbishments at Nos. 82 & 80 and 101 & 99, not to mention those further down Wood Vale - most of which **add to the character of the area**. Proposals for No.95's frontage would detract from the streetscape.
15. Proposal does not comply with (DM12: Housing Design & Quality E: Residential Extensions): **'Extensions or alterations ...will be required to be of a high, site-specific and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings'** or London Plan policies, which echo the same.
16. Far from supporting their case, the precedents cited by the architect in their D&H attest to the fact that **there are no precedents for this scale of extension** on Wood Vale - and **none propose abutment to a neighbouring flank**. Please see our comments below to each of the precedents cited by the architect:
- i. No. 89: The **rear extension projects 1.4m** from the existing structure and is set back by **1m at the boundary** (vs 4m projection and hard up to the boundary at No. 95). This makes No. 89's extension **less wide** than the existing and less than **half the width of the original house**. The extension is positioned to the side where the adjoining owner (No. 91) is on higher ground - there is no unacceptable loss of easterly light.
 - ii. No. 37: Only one adjoining neighbour (and objection) with a public pathway on the other side. The neighbouring property sits on a slightly higher level and North-South orientation means that impact on light was not material. No. 37's rear extension **was pre-existing at a 2.4m projection** and is **set back from this boundary by 0.7m**. All new infill across the rear is largely within this original projection - save the splayed element built alongside the public pathway, where the triangular plot allows for unobtrusive development. **Even on the public boundary, development is set in by 0.8m**. Original footprint was already substantial - so rhythm and ratios not materially changed. No. 37 is a good example of how to both refurbish a frontage while maintaining and enhancing period character.
 - iii. No.71: Also has North-South orientation with adjoining owners (vs our East-West with No. 95), with most of the development at lower ground level, out of neighbour's view. Half of the full width ground floor rear extension just barely comes past the rear line of No. 73. The other half, to No. 69, projects 2.4m out but is stepped into two heights so as not to cause unacceptable overshadow.
 - iv. No. 51: Again, North-South plots (vs our East-West). 3m projection is set well away from the boundary with No. 53 and extension comes in line with the height and projection of the extension at No. 49. Significantly, there was **only one objection this proposal** - by the Muswell Hill & Fortis Green Association, on the basis that the period bay window would be replaced by an architecturally bland alternative.

17. By contrast, this application has received:

- **30 Objections via the Haringey Portal (Comments)**
 - 22 of which specify **excessive scale**
 - 4 of which specify being **out of character**
- **33 Objections via Petition**
 - 25 of which say the plans appear **incongruous with their surroundings**
 - 22 of which are concerned about the addition of **electric gates to the front drive**

Among these are strong objections from Crouch End Open Space, Muswell Hill Councillor P. Connor, the Muswell Hill & Fortis Green Association and both adjoining owners.

There are no submissions, other than the applicant's own, in Support of this proposal.

Haringey Policy DMs 1, 7, 12, 19 and 24-28 have not been upheld, nor have key tenets of the London Plan requiring that development must not cause unacceptable harm to the amenity of surrounding land and buildings. This application fails on too many counts for approval to be justified.

Sincerely,

Prerna & Thor