

Haringey Planning and Building Control - attn. Mark Chan cc Elizabetta Tonazzi, James Argles

20th October, 2023

**HGY/2023/2415 - 48 Yeatman Road, London N6 4DT - Erection of a hip to gable roof extension with a rear dormer window, installation of 2no. front rooflights, erection of a ground floor rear extension, and demolition of existing garage and erection of a ground floor side extension.
(AMENDED DESCRIPTION)**

The Highgate Society strongly objects to this application, which fails to respect the delicate symmetry of the street scene in Yeatman Road. The claimed improvement in the standard of accommodation involves incremental alterations and extensions which would detract from the character of the existing individual buildings, and cumulatively from the street scene, and therefore would not outweigh the harm which would be caused to the heritage asset of this important and unified Edwardian estate within the Conservation Area.

Known as the Gaskell Estate, its value is described in detail in section 9 (pp.137-9) of the Highgate Conservation Area Character Appraisal. 9.1.1. calls it "a very well preserved group of streets with a unified design". 9.2.3. notes that "the homogeneous nature of the this estate has been successfully maintained and this is an integral feature of its character". 9.10.1 concludes that "This area is a very good example of a successful and well-designed estate which has kept its character virtually unaltered." The current application would therefore cause substantial harm.

The reasons why previous applications at this address were refused by the Council and on appeal by the Inspector on 21 February 2021 (APP/Y5420/W/20/3259445), and why a further application (HGY/2021/1660) was withdrawn in July 2021, remain equally applicable to the latest proposals. The extensions would adversely impact the symmetry of the terrace, and the proposal to set the extension back by only 1 metre does not suffice to ameliorate the damage the would be caused to the heritage asset.

The proposed development by reason of its siting and bulk, in specific abutting the garden boundaries to Nos 117-119 North Hill, would result in an imposing and overbearing structure, harmful to outlook and the residential amenities of such neighbouring occupiers, contrary to the London Plan (2021) and DM1 of the Haringey Development Management DPD (2017).

There is nothing which addresses the loss of existing off street parking.

The proposed development is likely to impact unacceptably on trees immediately next to the site detrimental to the visual amenity of the area contrary to the provisions of Policy SP13 of the Local Plan 2017, Policy DM1 of The Development Management DPD 2017, Policy G7 of the London Plan 2021 and Policy OS2 of the Highgate Neighbourhood Plan 2017.

The Society notes that preapplication advice dated 30 June 2023 has been obtained from the Council by the applicant. However, we note that for reasons not clear, the planning history in section 2 of this preapplication advice fails to mention of the application HGY/2021/1660 which was validated by the case officer (Tania Skelli) on 1 June 2021 and in relation to which a decision notice dated 27 July

McNaugher) informing objectors that application HGY/2021/1660 had been withdrawn. That application was clearly considered highly damaging by Harngey themselves, yet the applicant appeared not to have understood the very clear reasons set out by the Inspector for refusing the previous scheme at Appeal. What is now proposed in the latest application once again ignores the Inspector's findings in that Appeal Decision. The omission of application HGY/2021/1660 from the site planning history is inexplicable.

The Society would respectfully urge the Council to refuse this latest application.

Yours sincerely

Michael Hammerson

Planning Committee, The Highgate Society

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