

Haringey Planning & Building Control - attn. Ben Coffie

Dear Mr. Coffie,

HGY/2026/0147 -34 Fordington Road

The Highgate Society supports the various objections by the neighbours at number 34 A Fordington Road, and we submit the following comments as our objection to the current proposals:

This proposed development would reduce the existing sense of space between the properties at numbers 34 and 34A. Views between houses are specifically mentioned in policy as requiring protection, being part of the character of the area. Specifically, the Highgate Neighbourhood Plan (HNP), adopted in July 2017, forms part of the development plan framework for the area and therefore is a material consideration. Of key relevance is policy DH4 which relates to 'side extensions' and is clear in its recognition of the need to respect the streetscape and not to block or significantly infill the gaps between buildings.

Policy DH3 relating to rear extensions is also relevant. Extensions should be subordinate in scale to the original dwelling and complement its character in terms of design, proportion, materials and detail. They should not harm the amenity of adjacent properties. The gaps between dwellings, often providing views of mature rear gardens and open sky, are an important feature of many residential streets of Highgate and contribute positively to the area. Development should respect and preserve existing architectural features where these contribute to local character and appearance. It is apparent from neighbours' comments that these criteria have not been met.

We have major concerns regarding the scale of the proposed extensions in relation to perceived prominence and visibility at this prominent corner location. The proposed increases would diminish the open nature of this corner of Fordington Road and would appear unduly prominent and harmful to character and appearance of the area.

The various examples cited as justification for the proposed development include several in Fordington Road which took place prior to 2017 and would now be contrary to adopted policy under the Development Plan/HNP.

The existing vegetation between 34 and 34A seems insufficient to provide adequate screening for privacy purposes. Obscure glazing is not sufficient to ensure privacy and to avoid incremental overlooking and disturbance, especially in areas which have previously been private for adjoining neighbours.

Insufficient attention is given in the DAS to the potential adverse impact on local drainage. This is a sensitive location for drainage in view of its proximity to the confluence of streams in Mutton Brook and is already at high risk for regular surface water flooding. The intention to remove yet another area of garden land seems particularly ill advised in these circumstances and should be resisted by the Council.

The Society would be grateful if the Council would continue with its existing practice of direct notification of immediate neighbours of all applications in the HNP area. It is unclear why this practice has not been adhered to in this particular case and also why the drawings referred to in section 2 of the DAS Part 1 have still not been posted on the Council planning website. We would be grateful if these be made available on the website to give all objectors an opportunity to assess them.

If this application were to be approved, it would create a damaging precedent, contrary to adopted policy, which would become applicable through the HNP area. The Society therefore urges that it be refused.

Yours sincerely,

Michael Hammerson

for and on behalf of the 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.