



HIGHGATE SOCIETY

10A South Grove
Highgate
London N6 6BS

Adam Silverwood
Planning Services
Haringey Council
River Park House
225 High Road
London N22 8HQ

Date: 07/04/26

Dear Mr. Silverwood

HGY/2026/0609

1 Church Road, London, N6 4QH

I am responding on behalf of the Highgate Society to this application *for Construction of a two-storey residential infill dwelling within the curtilage of 1 Church Road, including associated landscaping, refuse and cycle storage.*

We object to the application for the following reasons: -

The applicant states that:

“the site comprises a parcel of land measuring approximately 10.4m by 5.7m on Church Road, Highgate, within the Highgate Conservation Area. The plot is currently paved and contains a single timber shed in poor condition. It is enclosed by boundary fencing on three sides, with gated access from Church Road. The land adjoins 1 Church Road, which is in the same ownership and has historically used the site as ancillary land.”

The parcel of land referred to, though described by the applicant merely as “ancillary lane”, is in fact the garden of No.1 Church Road, the applicant has not provided a Planning history, but we recall a recent application HGY/2019/0389 for the construction of a staircase from first floor to the GARDEN level, which was refused. Further descriptions by the applicant referring to a garden shed and gated entrance clearly demonstrate that the so-called parcel of land is the garden of No.1 Church Road.

The applicant proposes to build a two-storey house at the bottom of the garden of No.1 Church Road. The Society objects to the bulk, overall size and dominant appearance of the proposal. In addition, the proposal would in effect result in No.1 Church Road having no rear garden by separating off, and building over, what is currently its rear garden.

Policy DH10.1 of the Highgate Neighbourhood Plan precludes development on backlands *“There will be a presumption against the loss of garden land in line with higher level policies”* and DH10.2 of the Highgate Neighbourhood Plan and the Policy DM7 of the Local Plan supports this.

Policy DH4 states *“the gaps between buildings, often providing views of mature rear gardens, are an important feature of many residential streets of Highgate and contribute positively to the conservation area.”* It also recognizes the importance of the positive and negative spaces between buildings and why this should be safeguarded, to allow it would also set a dangerous precedent for undermining the very policy which the application breaches.

The applicant states that their proposal *“Maintain visual separation between 1 Church Road and 3–5 Church Road”* and *“Enhance a currently underutilised parcel of land within the streetscape and will not affect neighbouring amenities”* In fact the proposal is filling the gap between buildings, building on garden land, and will detrimentally affect surrounding properties by impacting on light and spatial awareness, therefore the very opposite of what the applicant claims.

The proposal is in clear breach of HNP Policy OS2 which is there to protect the Conservation Area and its character. A Conservation Area is not just dependent on the quality of its individual buildings but the setting around them.

The Highgate Society objects to this proposal for the reasons stated above. The proposal would have an adverse impact on the neighbours and the conservation area, would be contrary to local policy, and should be rejected.

Yours sincerely
Maryam Armstrong-James RIBA

For and behalf of Highgate Society Planning Group

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