

Erection of Single Storey Rear Outbuilding

There have been many applications to develop this site for nearly ten years, starting with [HGY/2015/1475](#) which was refused. With each new owner, there has been a spate of fresh applications, 'non-material amendments' and, alterations. It is notable that amongst them, no detailed landscape plan has been submitted.

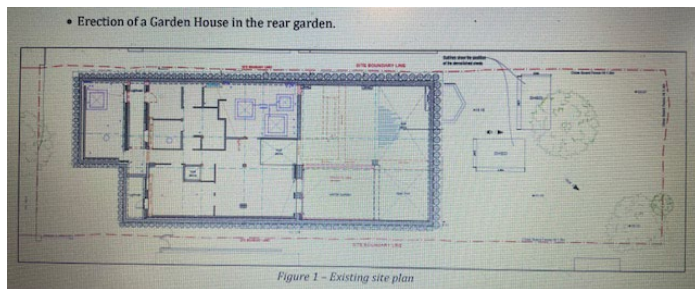
The applicant has submitted a Land Registry plan from 1964 when the site had a modest house set in a large garden. Since then a house with twice the footprint has been built, the garden has been largely cleared and the amount of non-permeable surfacing has increased considerably. This application to build what is variously described as 'an outbuilding, a shed, a garden room and a garden house, would dramatically increase the non-permeable area, possibly covering more than half the garden of the original house.

This area is prone to flooding. Adding such a large building to a site where a basement has been allowed and the built footprint has increased so much, would only increase the danger of flooding. The Allotments to the rear are designated Local Green Space and the rear garden was part of the Ecological corridor linking those allotments with Hampstead Heath. HNP Appendix 3. The landscaping should refer to the Local Green Space and enhance the local habitat, ecology and environment. This proposal does none of those things



Waterlogged ground in the allotments behind.

The applicant seeks to fell 3 trees and a hedge. As many trees seemed have been cleared from the site already, with or without permission, this is unacceptable.



drawing of garden 2015
application

drawing of garden current
photo pf garden February 2026

The height of the building at 2.7 metres is well above the fence, which stands at 1.8 metres. This would impair the view from the Allotments to the rear.



The lightweight sedum roof would not mitigate the loss of garden. Under Haringey's Policies it should at least meet GRO CODE 14 standard, even that, would not mitigate the loss of garden space and trees.

The applicant should demonstrate that the building should reach BREAM standard , excellent.

This building should not be used as a dwelling.

Louise Lewis

for Highgate Conservation Area Advisory Committee