

Dear Mr Parker,

I have submitted an objection to the above application via Haringey's planning portal. As the portal comment form does not allow attachments, I am writing to you directly with the supporting photographs which are central to the objection — they show the existing atrium and aspect, and the annotated versions illustrate the area of obstruction the proposed extension would cause. I would be grateful if you would consider them alongside the portal submission and include them on the case file.

The fuller version of my objection follows below.

Objection — 2A Holmesdale Road (HGY/2026/0977)

I'm the immediate neighbour at No. 2, and I'm writing about the application at 2A. I should say upfront that I'm not opposed to the extension in principle — my neighbours are good neighbours and I understand why they want more space. My neighbour did show me a single architect's sketch before submitting the application, but it had no dimensions, no scale, didn't show my property, and didn't show our boundary wall or atrium. So I supported the idea in good faith without realising the implications. Reading the submitted documents in detail, there's one specific impact I don't think has been considered.

No. 2 has a triangular atrium on the boundary with 2A. It is open to the sky, glazed on the two sides facing into our lower-ground living/dining room and our kitchen, with a low painted-brick wall as the third side along the boundary. I was told by the previous owner that the atrium has been there since the 1980s — long before my time [I moved in in 1998] and unaffected by my recent refurbishment of the property. It is the main source of natural light to the lower-ground dining room, plus a meaningful secondary source for the kitchen. It is labelled "existing atrium" on our 2021 architect's drawings an extract from which I attach.

Light reaches the rooms through the two glazed faces, and it can do that because the third side — the boundary wall — is low enough that sky is visible over the top of it. The wall is 2.2m at the rear (dining room end) and 2.0m at the front (kitchen end), measured from the atrium floor. Above the wall, currently, is open sky over 2A's garden. Because 2A sits lower than No. 2 — what is a low wall on our side is a high wall to them. So the feature works well — it provides us with light and a view — and gives both them and us privacy.

The proposed extension has a 3m high flat-roof parapet. Reading the submitted drawings, it appears to sit at the same absolute height as our own 2.6m high kitchen extension parapet — which is roughly 700mm above the top of the atrium wall. So the proposal would place a solid wall 700mm higher than the existing atrium wall, immediately on the other side of it, along the full length of the boundary the atrium runs alongside.

The effect on daylight is that the band of sky currently visible above the boundary wall — from inside both rooms — becomes brick. For the lower-ground dining room, that's the only sky it can see.

There's also a separate but related point about outlook. At present, when you sit at the breakfast table in the kitchen or at the dining table in the lower-ground dining room, you look through the atrium glazing, across the low boundary wall, and out to sky and treetops over 2A's garden. I would imagine that the atrium was designed to give exactly that aspect and the reason the original architect put glazing on both faces. After the build, that outlook would become a 3m brick wall a few metres away. The sense of enclosure from both rooms increases considerably, and the rooms lose the open feeling that the atrium was designed to provide.

The application's Design and Access Statement says at §5.1 that the daylight and sunlight impact is "expected to be minimal", but I can't see that the atrium has been considered anywhere in the submission. It isn't mentioned in the DAS or the Heritage Statement, no section drawing crosses the boundary at this point, and no daylight or sunlight assessment has been provided.

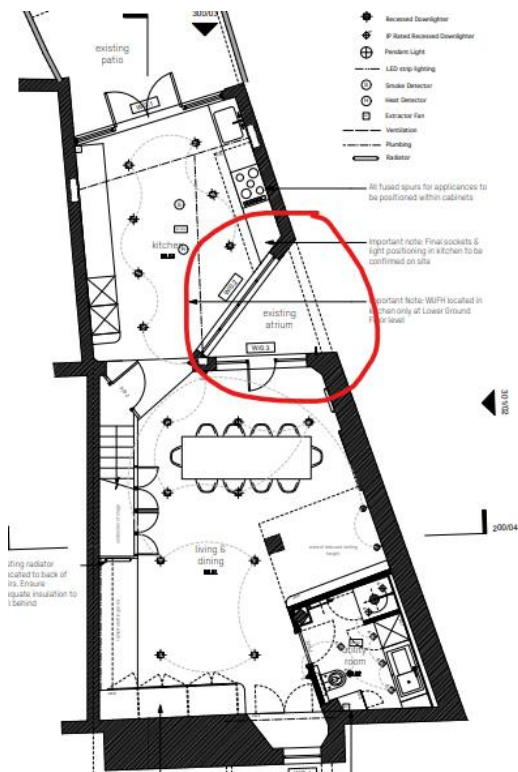
What I would ask for your consideration is that the parapet on the section of boundary adjacent to our atrium be set no higher than the top of the existing atrium wall. That preserves the existing sky access while leaving the rest of the extension as proposed. I am hoping that is workable yet will still provide our neighbours with sufficient ceiling height for their extension.

Yours sincerely,

Marcus Lewis



Taken from 210608_2A Holmesdale Road London N6 5TQ_Drawings – annotated by myself



The location of our atrium and its relation to our kitchen and basement (taken from our architects plans from our 2022 refurbishment – NB the atrium and basement dining room layout was unchanged in the refurbishment.

These photo show the view from sitting at the kitchen table, sitting at the dining room table and an aerial view of the atrium



These photo show the kitchen and dining room from a broader viewpoint (just to give you context)



These are annotations of photos of the basement and kitchen with the sky blocked out to a height of 70cm above the atrium wall (annotated using Powerpoint. I do not have the tools to simulate loss of light)

