



Nathan Keyte
Planning Services Development Management,
Haringey Council,
River Park House,
225 High Road,
London N22 8HQ

By email.

Date: 17/06/2026

Dear Mr. Keyte,

Planning Application HGY/2026/1338
Site: 23B Kingsley Place, Hornsey, London, N6 5EA

I write to object to the planning application for 23b Kingsley Place. My objection relates to the impact of the proposal on the character and appearance of Kingsley Place, the proposed ground floor layout, and the claimed parking position.

The proposal would visibly alter the front elevation and the way the house addresses the street. It would relocate the principal entrance into the former integral garage opening, while the existing entrance would be infilled and replaced with a window and solid panel. This is more than a simple garage door alteration. It changes the entrance sequence, the visual hierarchy of the frontage, and the relationship between the house, the street and the adjoining property at 23a Kingsley Place. The submitted front elevation shows 23b and 23a as a connected pair, so the proposed changes should be assessed not only in isolation, but also in terms of their effect on the composition and balance of the adjoining frontage.

The existing arrangement has a clear hierarchy of garage, entrance and window openings. Moving the principal entrance into the former garage bay risks making the new doorway read as a glazed insertion into a former service opening, rather than as a coherent domestic front entrance. This would affect the legibility and domestic character of the frontage. The detailed design is therefore important, including the recess depth, door proportions, side glazing, frame profiles, cladding, lighting, materials and finishes.

I am also concerned that the proposed ground floor layout changes the functional character of the lower level. The existing ground floor bedroom appears to be subdivided into a smaller bedroom and a new room labelled as a study. The proposed study is shown with double doors opening directly from the new entrance hall, which gives it the character of a small reception room or living space rather than a private study.

Taken together with the ground-floor bedroom, shower room, utility area and new entrance arrangement, this raises a legitimate question as to whether the ground floor could function, or be perceived, as a semi-independent suite, even if no separate dwelling is expressly proposed. I ask the Council to consider whether the proposal could result in an inappropriate intensification of the ground-floor accommodation, and whether any condition should be imposed to prevent use as a separate self-contained unit.

I am also concerned about parking. The application form says there are 2 existing car parking spaces and 2 proposed spaces, so it claims no loss of parking. However, the proposal converts the existing

integral garage, which appears to provide one parking space, into the new entrance. It is not clear from the submitted documents where the second parking space is, or how two usable off-street spaces would remain after the garage is removed. The Council should clarify this, as the loss of the garage could increase pressure for on-street parking in Kingsley Place.

Given the sensitivity of Kingsley Place and the importance of protecting the quality and character of the street scene, I ask the Council to assess the proposal carefully in terms of street-scene quality, frontage rhythm, domestic character, the legibility of the entrance, the implications of the proposed ground-floor layout, and the practical availability of off-street parking.

For these reasons, the Society objects to the application in its current form and ask the Council either to refuse the application or require further clarification and amendments before any permission is granted. Thank you for considering our comments.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Elspeth Clements', written in a cursive style.

Elspeth Clements
For and on behalf of
The Highgate Society Planning Committee

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