

25 SEP 2026

Barbara Fletchman Smith
63 Claremont Road, London N6 5BZ

Development Management Support – Planning Service
5th Floor Alexandra House
10 Station Road
Wood Green
N22 7TR

24 September 2026

Dear planning team,

Re: Householder planning application HGY/2026/2092, 65 Claremont Road, Hornsey, London, N6 5BZ

We are writing as one of the next-door neighbours of No. 65. We have a few concerns as follows:

Disturbance: Our main concern is the noise and smell from the kitchen extractor. We note from the proposed design documents that the extractor outlet will be located in the kitchen extension closest to No. 63's boundary fence. How tall is this, what will it look like and what impact in terms of steam/smells do you anticipate this having on the garden at No. 63? Is there an option for this to be put further away from our fence? Please could the applicants provide details of the extractor's make, height and appearance?

Overshadowing: We are concerned about reduced light and ventilation to the kitchen that will result from the replacement of an open garden space with a built structure, as well as a loss of light and fresh air to the lean-to in the side return of No. 63 and the first floor bedroom. Please could the applicant address these concerns?

Making good: We appreciate the commitment in the 260001 Design and Access Statement to replace the garden fence 'like for like'. We would like assurances that a) the building work will only go up to the width of the existing garden fence, b) the existing mature planting along the fence at No. 63 will be carefully preserved and c) that in replacing the wooden fence, any connecting screws/bolts (if relevant) be placed on the No. 65 side so that they won't be seen by No. 63.

Other: The 260001 Design and Access Statement states that along the side with No 63, the eaves are at 2.3m (see point 03.06 on p12). However, we have a query about this - at 04.02 on p15, the report shows that the height at eaves on the side along No. 63 is "no higher than the advised 2.3m". Since Claremont Road is on a hill, we'd like to know if this is measured from ground level at No 65 and if so, what height this actually means from ground level at No 63?

It would also be helpful to know the timescale for the build: when will the works begin and how long is the development expected to last?

Yours faithfully,

Barbara Fletcher Smith and Duncan Smith
63 Claremont Road, Highgate, London N6 5BZ

Dear planning team,

Re: Household planning application HCY/2026/0027, 63 Claremont Road, Highgate,
London, N6 5BZ

We are writing as one of the next door neighbours of No. 63. We have a few concerns as follows.

Distance: Our main concern is the noise and smell from the kitchen extractor. We note from the proposed design document that the extractor outlet will be located in the kitchen extension closest to No. 63. Boundary fence flows fall in this. What will it be like and what impact in terms of fumes and smells do you anticipate this having on the garden at No. 63? Is there a solution for this to be put further away from our fence? Please could the applicant provide details on the extractor's make, height and appearance?

Over-plotting: We are concerned about reduced light and ventilation to the kitchen that will result from the proposal of an open ended space with a built structure, as well as a loss of light and air in the lean to in the corner of No. 63 and the first floor back door. Please could the applicant address these concerns?

Marking and Access: We appreciate the commitment in the 20001 Design and Access Statement to replace the garden fence 'like for like'. We would like assurances that a) the building work will only go up to the width of the existing garden fence, b) the existing mature planting along the fence at No. 63 will be carefully preserved and c) that in replacing the wooden fence any connecting screws/bolts (if relevant) be placed on the No. 63 side so that they won't be seen by No. 63.

Given the 20001 Design and Access Statement states that along the side with No. 63, the eaves are at 5.3m (see doc at 03.06 on p12). However, we have a query about this - see 04.02 on p12. The report shows that the height at eaves on the side along No. 63 is 'no higher than the advised 3.5m'. Since Claremont Road is on a hill, we'd like to know if this is measured from ground level at No. 63 and if so, what height this actually means from ground level at No. 63?