FAO Mr Daniel Boama
Planning Service
Haringey Council
225 High Road
Wood Green
London N22 8HQ

Mr and Mrs Caisley
26 Southwood Lawn Road
Highgate
London N6 5SF

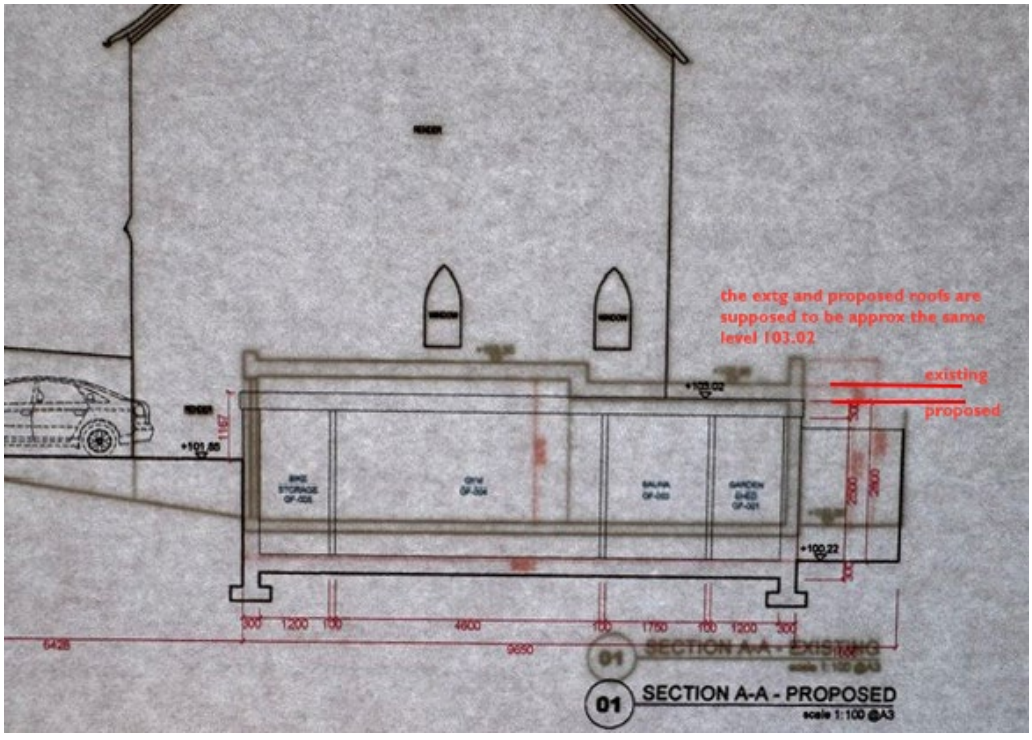
4th November 2026

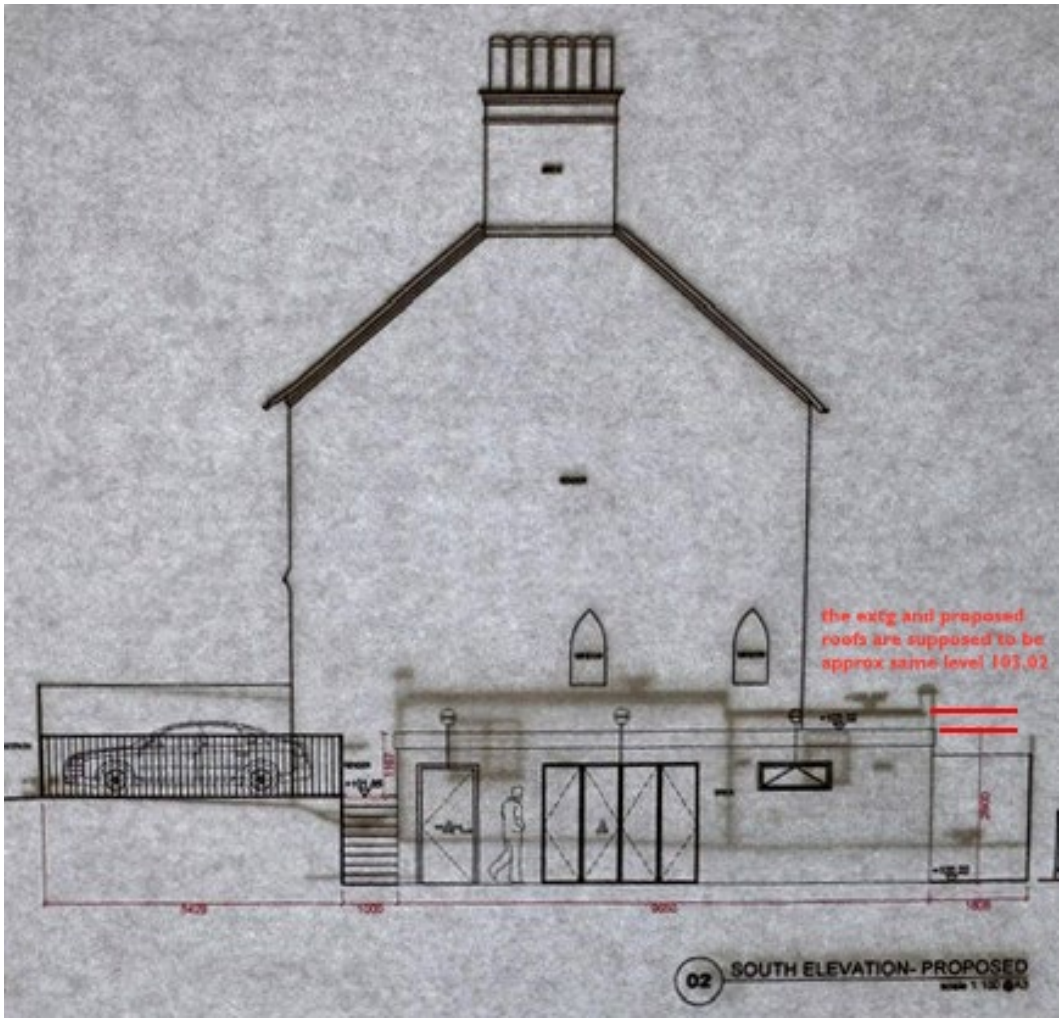
Dear Mr Boama,

HGY/2026/2614 – 24 Southwood Lawn Road, Highgate London N6 5SF

We own and live in the house immediately adjacent to the application site, indeed the garage to be demolished is attached to the flank wall of our house. We strongly object to the application for the following reasons:-

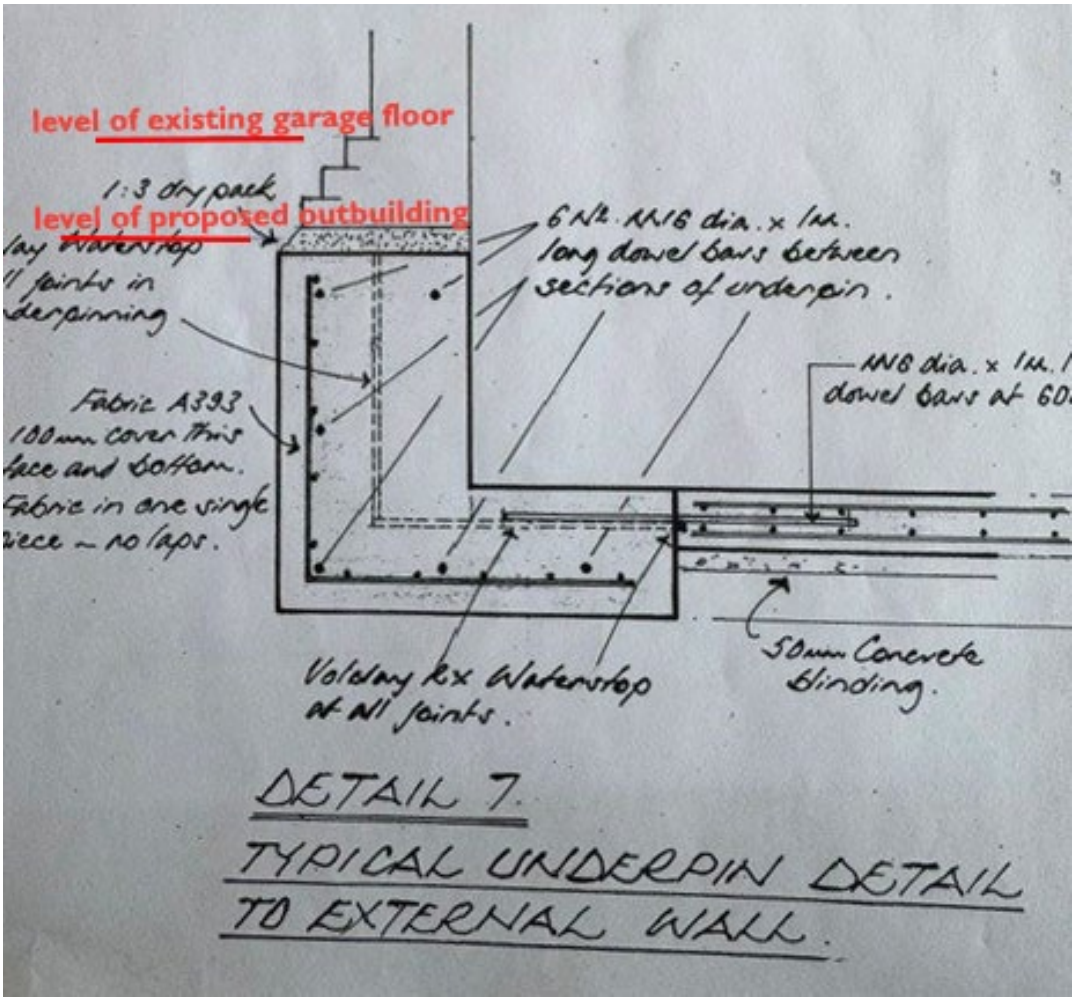
1. The application drawings, particularly the proposed elevations and sections show the proposed outbuilding approximately 240mm lower than is intended by the levels shown on those same drawings. The roof of the outbuilding is intended to be virtually level with the rear roof level of the existing garage. A simple overlay of the existing and proposed elevations makes it quite clear that the proposed roof is 240mm lower than the existing roof.





This error in drafting makes the building look lower than it will be in reality and must surely be corrected before the application can be considered for approval.

2. Having drawn the proposed building lower than it is intended to be, according to the levels stated on the drawings, the staircase has more treads and risers than necessary. This error needs to be addressed and correct drawings submitted for consideration.
3. The application shows the new building built tight against our flank wall and the ground slab level lowered by 330mm. Unfortunately, the foundations of our house are corbelled out from the face of our flank wall at exactly the level of the floor of the existing garage, with underpinning below, so it is not possible to lower the floor level without cutting away our foundations. The underpinning to our house was carried out in 2004 and was subject to a party wall agreement made with the previous owners of 24 Southwood Lawn Road dated 24th March 2004. Whilst this is not a planning matter it would be a waste of time and energy all round to give consent for something which can never be built as currently proposed. It is doubly unfortunate because this could have been avoided if the applicants or their architects had contacted us to discuss their proposals in advance of making the application.



4. The driveway leading to the garage is proposed to be raised up by 1.3m to provide a level parking bay next to the new outbuilding. This new ground level will be retained against the corner of our house, quite possibly breaching the damp proof course in our outside wall. Our outside wall is not designed as a retaining wall so there will need to be a detailed structural solution proposed which will deal with all possible problems of stability and damp penetration.
5. We understand that the proposed outbuilding will be entirely independent from our house, however it is shown tight against our flank wall which creates a potential problem of how to ensure that our wall remains dry and ventilated. The existing garage leaves our outside wall exposed internally so that any moisture that bypasses the flashing at roof level can then evaporate naturally. It is a detailed matter but we believe there should be a ventilated cavity between the two walls and consideration should be given to retaining the existing flashings at roof level even though they are somewhat higher than the proposed roof level.
6. The proposed roof is shown completely flat and covered with felt. The roof plan drawing appears to indicate a parapet to the three outer sides but not against our flank wall so any standing water on the roof would threaten our flank wall. This is a particular concern because there is no indication of any falls, gutters or downpipes to deal with rainfall. The sections do not show any such parapet. Surely a planning application should cover such fundamental requirements?
7. With the south facing aspect we would have thought that they might propose and benefit from a green roof and possibly solar panels to meet ecological requirements.

8. The proposed sliding gate is sited just below our bedrooms and we would appreciate if a condition could be added that any such machinery does not cause a noise nuisance to neighbouring properties.
9. As the construction works are immediately next to our external flank wall could we ask that a condition be applied that any noisy work to the wall itself or nearby be restricted to 9am until 4pm Monday to Friday.
10. The demolition method statement should make reference to the need for protection to our wall and fences during construction to avoid physical damage and protection from rain and ground water.

As mentioned previously neither the applicants nor their agents have been round to inspect our house or taken into consideration what is happening on the other side of the wall. We would have been happy to accommodate them and allow them to inspect so that they could prepare the plans accurately and, should they wish to do so before re-submitting their plans taking into account the points raised here, we would be happy to do so.

We trust that you will take our serious concerns into consideration and request the applicants to deal with the matter raised.

Yours sincerely,

Lawson and Nicola Caisley