

11 November 2023

Mercy Oruwari
Haringey Planning and Building Control
6th Floor
River Park House
225 High Road
Wood Green
London N22 8HQ

Dear Ms. Oruwari,

HGY/2023/0692 – 40 Bancroft Avenue, London N2 OAS

On May 5, 2023, the Highgate Society submitted an objection to the application for this site, which was not approved by Haringey. Having seen the revised submissions of 30 October 2023 for this application, we regret that we must maintain our objection for the same reasons, namely that it would create a highly undesirable precedent for backland and infill development, contrary to adopted policy including DM7 of the Council's Development Management DPD and DH10 of the Highgate Neighbourhood Plan. It would also contravene policy DH.10.1 of the Neighbourhood Plan, which has a presumption against the loss of garden land.

It would be an incongruous dwelling that would not harmonise with the character and appearance of the area and would erode the area's defining characteristics, and thus be harmful to the character and appearance of the area.

The Society notes that when approval was given for the studio/garden room, it was required that it should be used only ancillary to the residential use of the dwelling house at 40 Bancroft Avenue and not be used as a separate dwelling unit or for any other purpose. The reason specified for this is to protect the amenity of neighbouring residents and to prevent the overdevelopment of the site or over-intensification of use of the premises. This reason appears to remain compelling.

This residential dwelling would represent an unacceptable overdevelopment of the site if it were now to be approved. The Society therefore very much hopes that this application will be refused.

Yours sincerely

Michael Hammerson

for and on behalf of Highgate Society Planning Group

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