

Additional Comment from Ian and Nicola Cowely

We are happy to help and can provide clearer and conclusive imagery of the decking as I think we can all agree the image on page 8 of the Sunlight and Daylight Assessment is hard to see properly.

However, it does become clearer when you cross reference it to the images we are now providing.

Images - Rearof62and64.pdf and Paintingexternal64.pdf and Deckingrepair62.pdf

This shows the decking at number 62 did have a couple of small steps down onto it from the back of the house. There was also a large shrub present between the end of the decking and the garden lawn. This can be seen on page 8 of the Sunlight and Daylight Assessment. Along with the fact the previous tenant had an awning to provide shade in the summer months. It means much of the decking from the aerial shot on page 8 of the Sunlight and Daylight Assessment is hard to see.

For clarity, the decking was constructed in 1995 by the previous owner of number 62. They are happy to confirm this via a telephone call if required?

Image 62Tetherdown2011.pdf

The photo is from KFH (local estate agent) and taken in 2011. It was a marketing image when the previous owner rented the property out in that year. As you can see the decking was present in 2011 and hadn't changed apart from when it was repaired due to its age, in 2018 by our builder during our extension build - again please see image on Deckingrepair62.pdf

KFH are also happy to confirm the image is true and the date taken if required?

Image AerialViewTetherdown03.03.2021.jpeg

This is from planning application HGY/2021/0223 comments - when the previous owner of number 60c applied to build a house in the back garden, but was refused planning.

We had hoped to just help with confirmation that the decking was a long term structure that had been there for many years. But it has now focused our minds back to the fact that there is a privacy issue between the properties that also impacts us at [REDACTED] due to the position of the sheds/offices. This was created in 2019 by the then owner of number 60c. Please refer to the planning application below to understand and appreciate how the issue was created.

Planning application HGY/2019/1929

In 2019 the then owner submitted plans to convert the basement flat at number 60, flat 60c. Part of these approved plans included building a brick wall with a screening fence on top, which was to run the length of the boundary between number 60 and 62 Tetherdown. The wall never materialised and at first neither did the screening trees and shrubs which were also a condition of planning application - Ref: 190624_ProposedDrawings_1400-58-60Ca.pdf and point 4 in the Officer Report.pdf

Planning application HGY/2021/0683

Eventually the screening schedule and full details were submitted and approved in the form of application HGY/2021/0683. We believe the 3 year maintenance plan has not been followed closely as per the conditions to ensure the trees and shrubs mature properly to provide the privacy. If the plans in document '210520_LandscapingReport_1401.pdf' had been followed and the maintenance been upheld, there would be a natural screen between all of the neighbours.

MP

To: You

lkard



2 attachments (3 MB)

[Save all to OneDrive](#)

[Download all](#)

----- Forwarded message -----

From:

Date: Wed, 22 Nov 2023, 09:53

Subject: FW: Decking at 62 Tetherdown

To:

Dear Margret

Please find attached the photograph taken of the decking at 62 Tetherdown.

I can confirm this photograph was taken on the 23rd of February 2011.

Many thanks,



Branch Coordinator

Kinleigh Folkard & Hayward

205 Muswell Hill Broadway, Muswell Hill London N10 3SA

[kfh.co.uk](#)

Read our latest property news and insights [here](#)

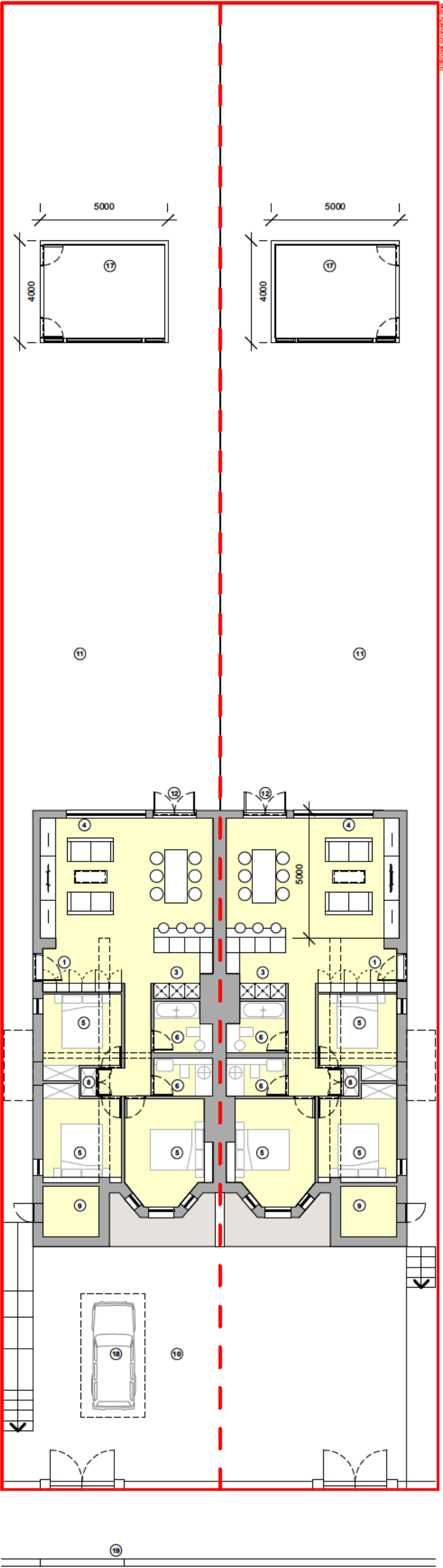
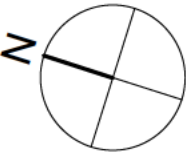
[Sales](#) | [Lettings](#) | [Block and Portfolio Management](#) | [Land and New Homes](#) | [Commercial Property](#) | [Corporate Relocation](#) | [Chartered Surveyors](#) | [Financial Services](#) | [Property Solicitors](#) | [Corporate Clients](#)

Please note: All negotiations are subject to contract and references.

Kinleigh Folkard & Hayward is the trading name of Kinleigh Limited, Registered in England 913323. Registered Office KFH House, 5 Compton Road, London SW19 7QA. VAT number 647 8742 89.

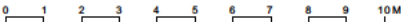
This email is confidential and is intended for the named addressee only. If you are not the named addressee you must not copy, print, disseminate or use the contents in any way. If you have received this email in error please notify the sender immediately and then delete it.





Proposed size flats
60C 98.2 sqm
58C 98.2 sqm

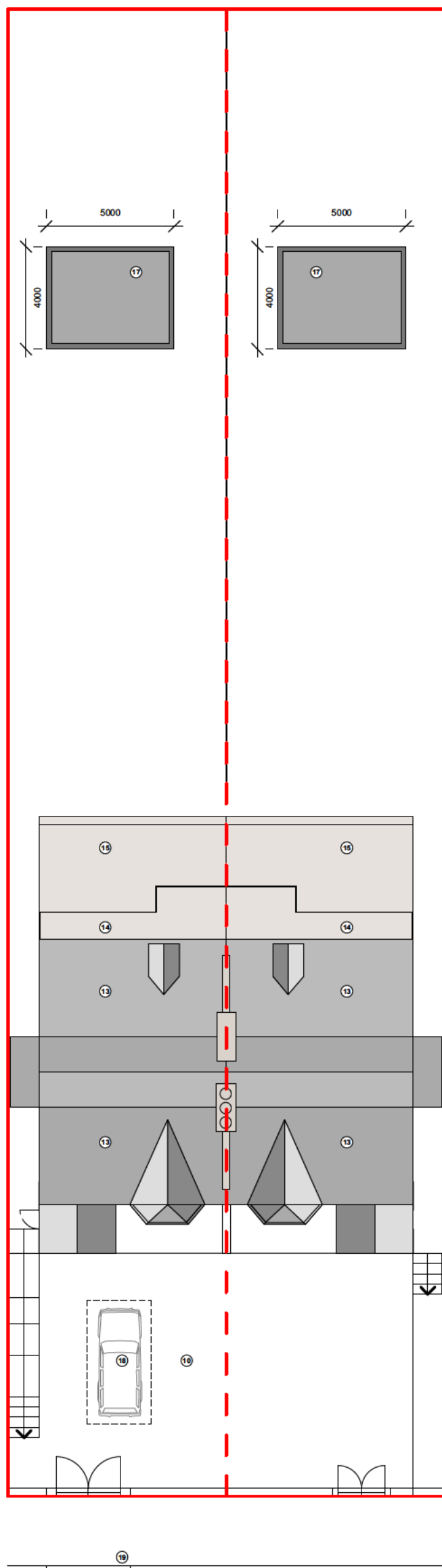
Room / Area / Materials notes and descriptions
1 Entrance hall
3 Kitchen / dining
4 Living room
5 Bedroom
6 Bathroom
8 Laundry
9 Storage with partially reduced headroom
10 Paved front garden
11 Rear garden approx 265 sqm (each)
12 New glass doors
13 Tiled pitched roof
14 Terrace / balcony over flat roof of the extension
15 Flat roof over the new extension
17 Outbuilding with flat roof
18 Off street parking
19 Existing dropped curb



KEY / NOTES	REV	DATE	DESCRIPTION	PROJECT	58C-60C TETHERDOWN	REVISION
ALL DIMENSIONS, LEVELS AND AREAS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED		23/01/19	PLANNING APPLICATION SUBMISSION	DRWG NAME	PROPOSED UPPER GROUND FLOOR PLAN	
LACEY + SALTYSKYOV ARCHITECTS LTD SHALL NOT BE LIABLE OR RESPONSIBLE FOR ANY USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY PREPARED AND PROVIDED. WHILE THE CLIENT SHALL BE ENTITLED TO UTILISE AND COPY THIS DOCUMENT FOR AN EXTENSION OF THE WORKS, THE CLIENT SHALL NOT BE ENTITLED TO REPRODUCE THE DESIGNS CONTAINED IN THIS DOCUMENT FOR ANY SUCH EXTENSION	A	11/04/19	PLANNING APPLICATION SUBMISSION	DRWG NO	1401-A-GA-PL-11	
	B	15/04/19	PLANNING APPLICATION SUBMISSION	SCALE	1:200	
	C	24/06/19	PLANNING APPLICATION SUBMISSION	SIZE	A3	
				DATE	24/06/19	

LACEY + SALTYSKYOV ARCHITECTS LTD
7 RIDGMOUNT STREET
LONDON
WC1E 7AE
+44 (0)20 7255 0525
www.laceysaltyskov.com
info@laceysaltyskov.com

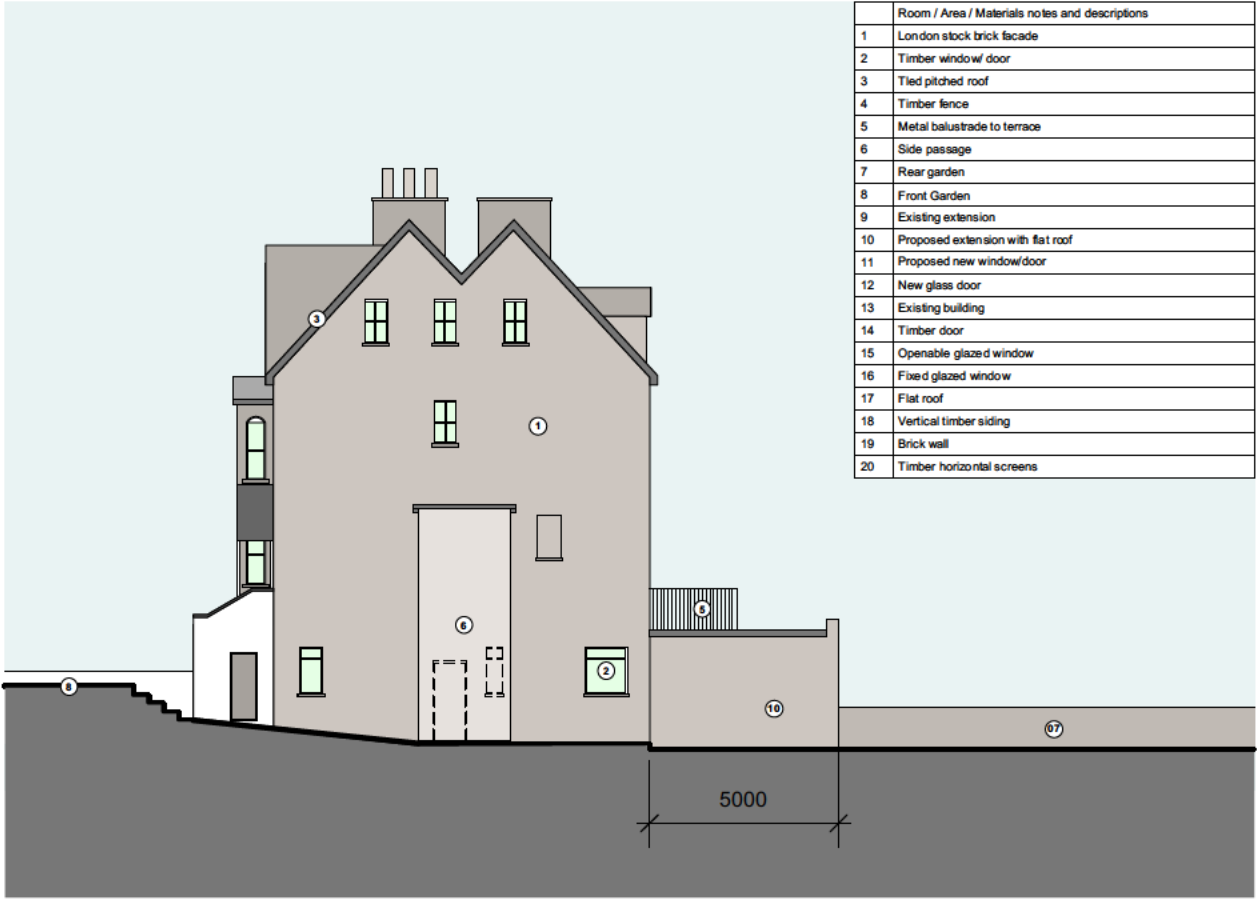
LACEY + SALTYSKYOV



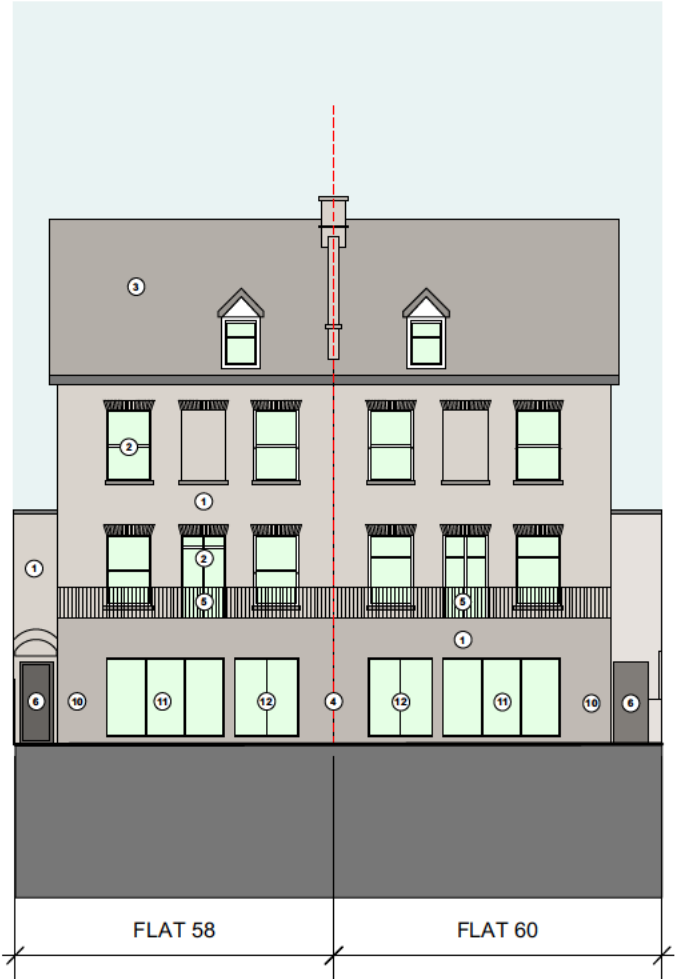
	Room / Area / Materials notes and descriptions
1	Entrance hall
3	Kitchen / dining
4	Living room
5	Bedroom
6	Bathroom
8	Laundry
9	Storage with partially reduced headroom
10	Paved front garden
11	Rear garden approx 265 sqm (each)
12	New glass doors
13	Tiled pitched roof
14	Terrace / balcony over flat roof of the extension
15	Flat roof over the new extension
17	Outbuilding with flat roof
18	Off street parking
19	Existing dropped curb

0 1 2 3 4 5 6 7 8 9 10M

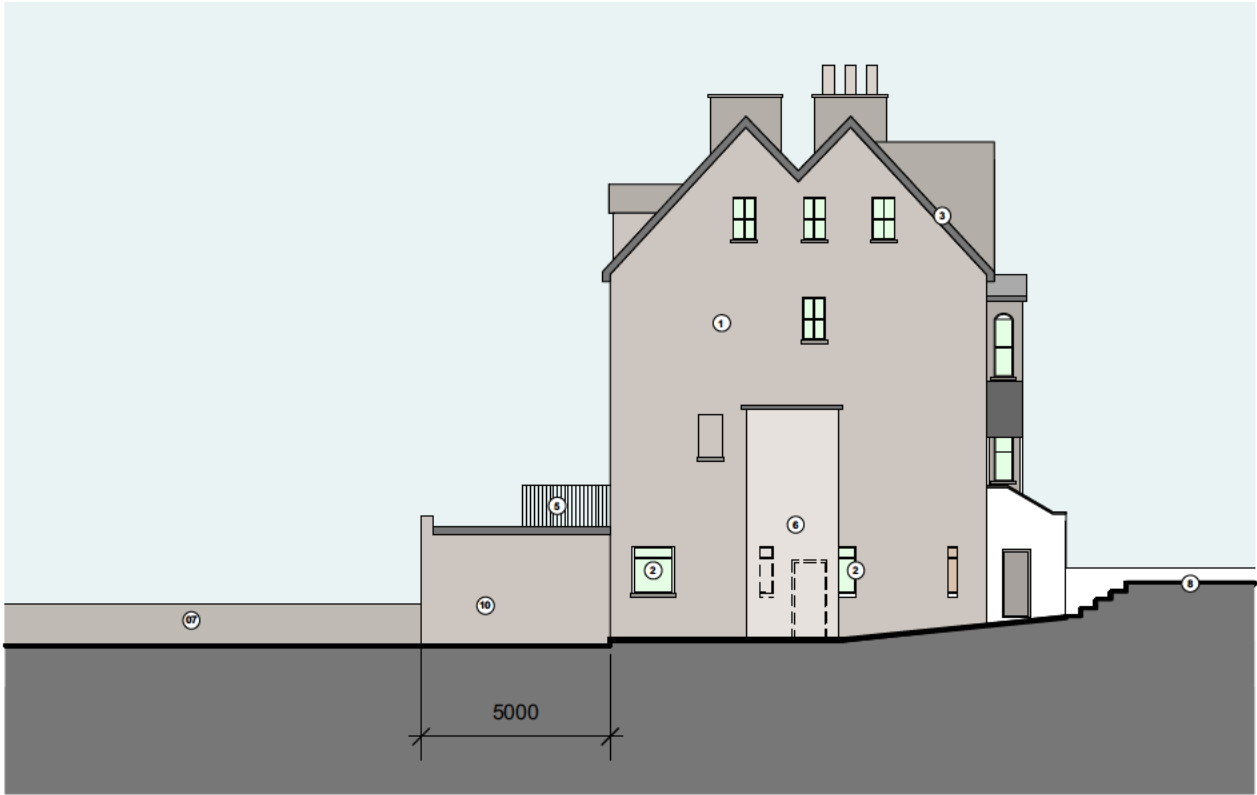
KEY / NOTES ALL DIMENSIONS, LEVELS AND AREAS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED LACEY + SALTUKOV ARCHITECTS LTD SHALL NOT BE LIABLE OR RESPONSIBLE FOR ANY USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY PREPARED AND PROVIDED WHILE THE CLIENT SHALL BE ENTITLED TO UTILISE AND COPY THIS DOCUMENT FOR AN EXTENSION OF THE WORKS, THE CLIENT SHALL NOT BE ENTITLED TO REPRODUCE THE DESIGNS CONTAINED IN THIS DOCUMENT FOR ANY SUCH EXTENSION	REV	DATE	DESCRIPTION	PROJECT	58C-60C TETHERDOWN PROPOSED ROOF PLAN 1401-A-GA-PL-12 1:200 A3 24/06/19	REVISION C	LACEY + SALTUKOV ARCHITECTS LTD 7 RIDGEMOUNT STREET LONDON WC1E 7AE +44 (0)20 7255 0525 www.laceysaltukov.com info@laceysaltukov.com LACEY + SALTUKOV
	A	23/01/19	PLANNING APPLICATION SUBMISSION	DRWG NAME			
	B	11/04/19	PLANNING APPLICATION SUBMISSION	DRWG NO			
	C	15/04/19	PLANNING APPLICATION SUBMISSION	SCALE			
		24/06/19	PLANNING APPLICATION SUBMISSION	SIZE			
				DATE			



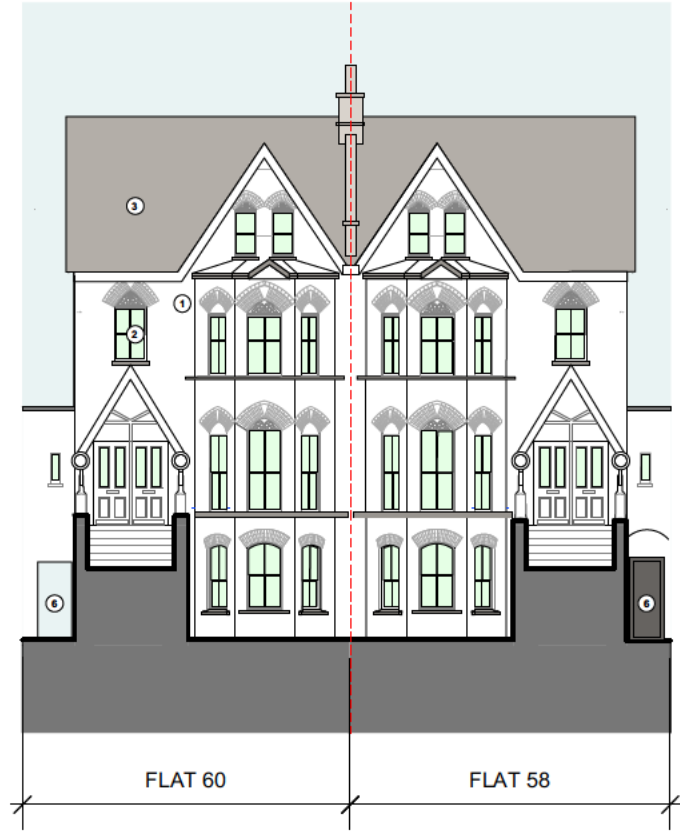
1 PROPOSED SIDE ELEVATION No 58
MAIN HOUSE



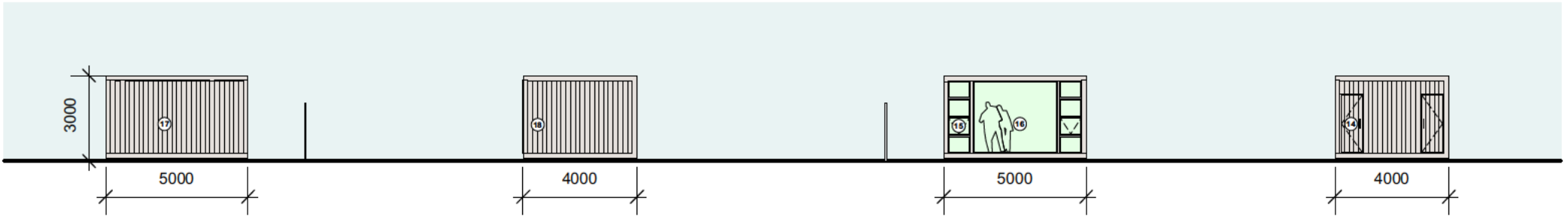
2 PROPOSED REAR ELEVATION
MAIN HOUSE



3 PROPOSED SIDE ELEVATION No 60
MAIN HOUSE



4 PROPOSED FRONT ELEVATION
MAIN HOUSE



5 EXISTING EAST ELEVATION
OUTBUILDING

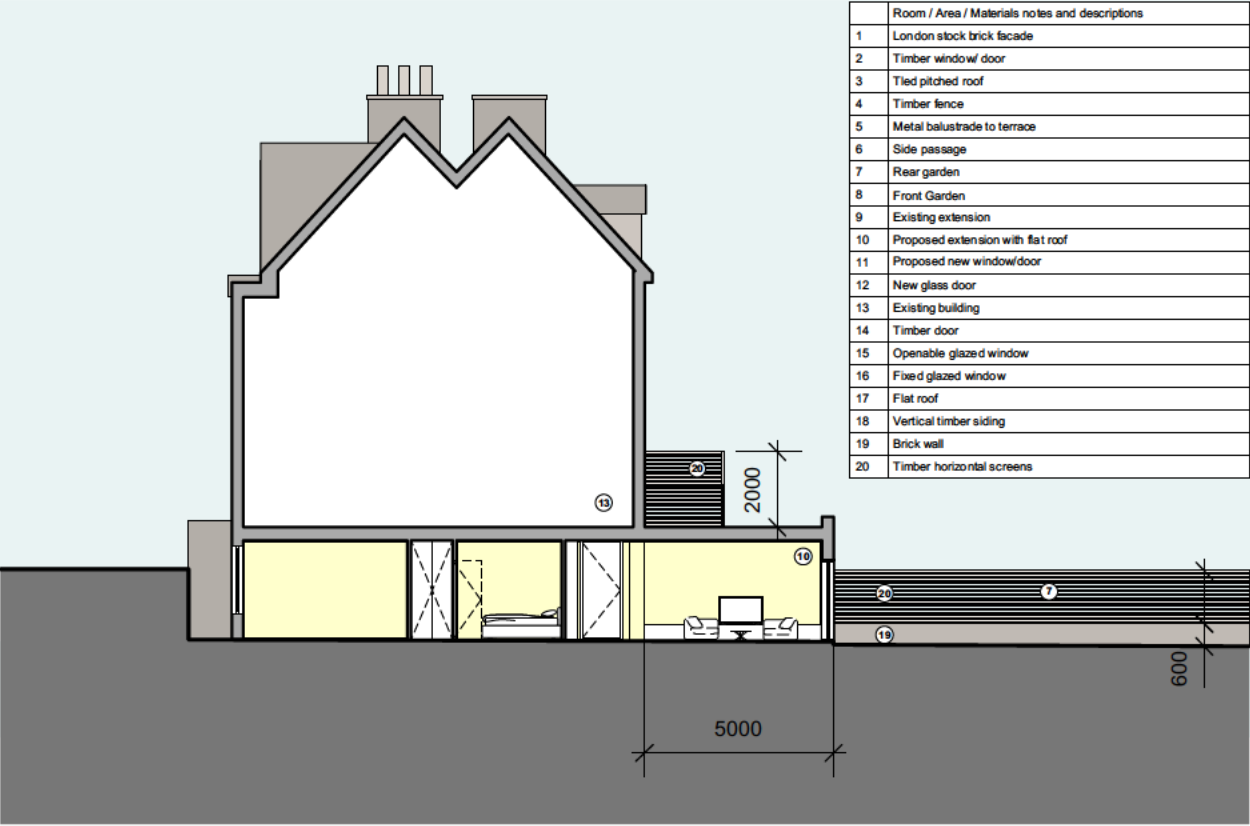
6 EXISTING NORTH ELEVATION
OUTBUILDING

7 EXISTING WEST ELEVATION
OUTBUILDING

8 EXISTING SOUTH ELEVATION
OUTBUILDING

0 1 2 3 4 5 6 7 8 9 10M

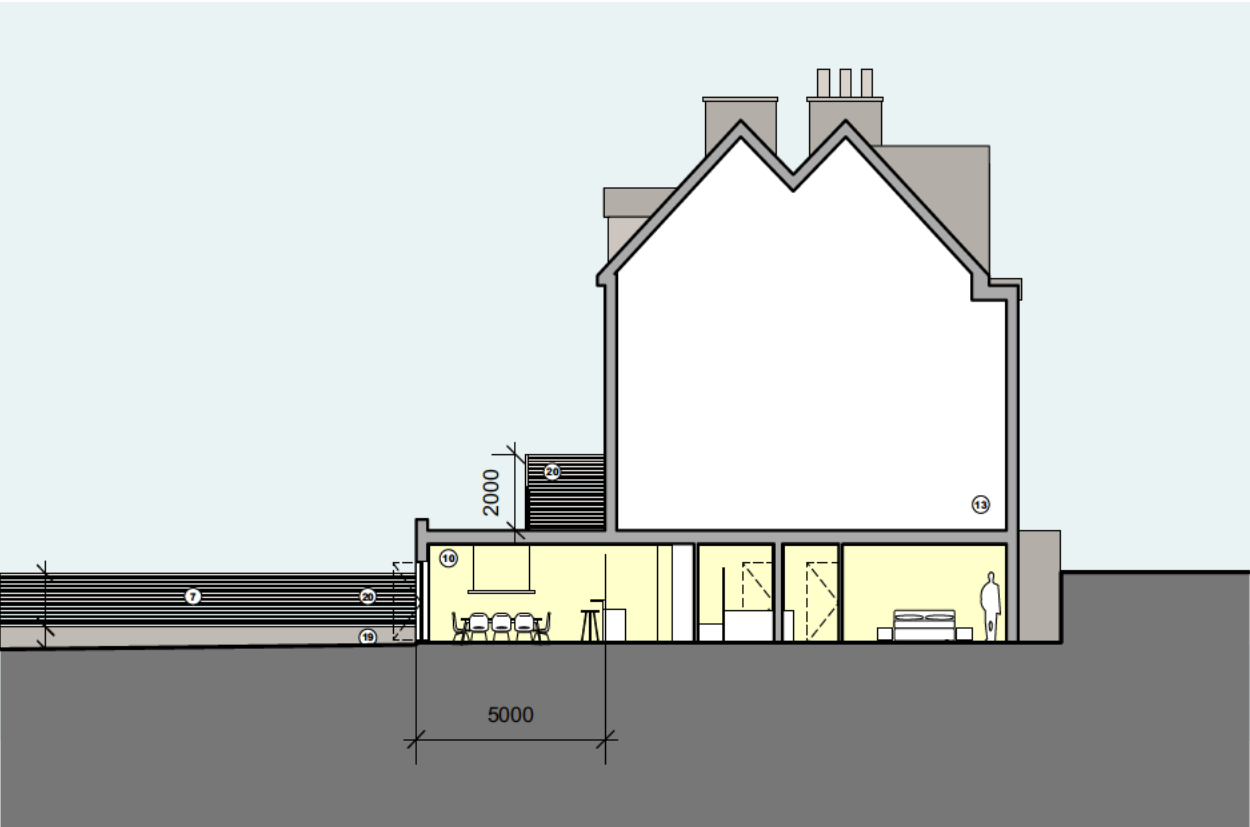
KEY / NOTES ALL DIMENSIONS, LEVELS AND AREAS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED LACEY + SALTYSKYOV ARCHITECTS LTD SHALL NOT BE LIABLE OR RESPONSIBLE FOR ANY USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY PREPARED AND PROVIDED. WHILE THE CLIENT SHALL BE ENTITLED TO UTILISE AND COPY THIS DOCUMENT FOR AN EXTENSION OF THE WORKS, THE CLIENT SHALL NOT BE ENTITLED TO REPRODUCE THE DESIGNS CONTAINED IN THIS DOCUMENT FOR ANY SUCH EXTENSION	REV	DATE	DESCRIPTION	PROJECT	58C-60C TETHERDOWN PROPOSED ELEVATIONS 1401-A-GA-EL-11 1:200 A3 24/06/19	REVISION B	LACEY + SALTYSKYOV ARCHITECTS LTD 7 RIDGMOUNT STREET LONDON WC1E 7AE +44 (0)20 7255 0525 www.laceysaltskyov.com info@laceysaltskyov.com
	A	23/01/19	PLANNING APPLICATION SUBMISSION	DRWG NAME			
	B	11/04/19	PLANNING APPLICATION SUBMISSION	DRWG NO			
				SCALE			
				SIZE			
				DATE			



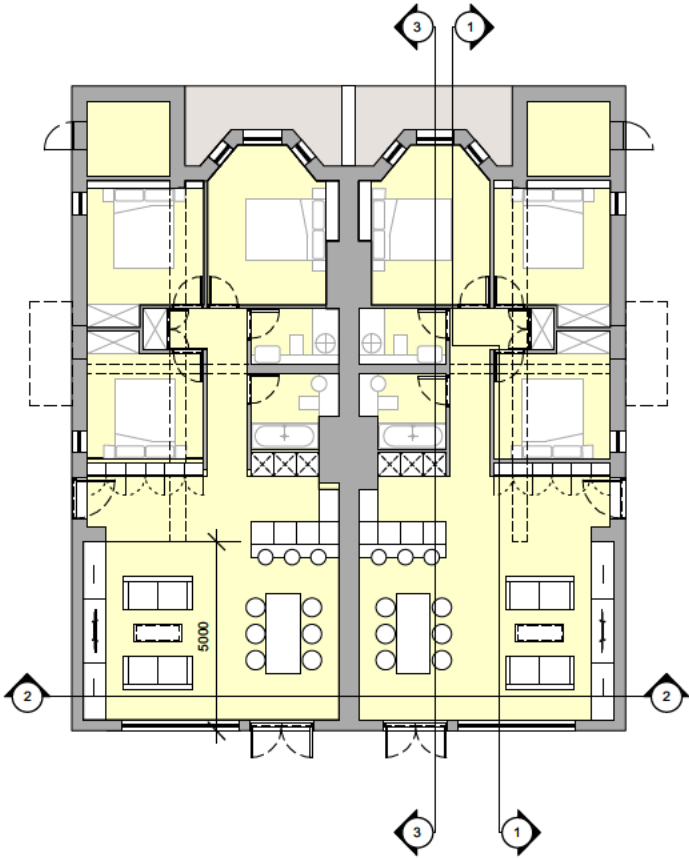
1 PROPOSED SECTION 1-1
MAIN HOUSE



2 PROPOSED SECTION 2-2
MAIN HOUSE



3 PROPOSED SECTION 3-3
MAIN HOUSE



An example of timber horizontal screens and brick wall

12345678910M											
KEY / NOTES ALL DIMENSIONS, LEVELS AND AREAS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED LACEY + SALTYSKOV ARCHITECTS LTD SHALL NOT BE LIABLE OR RESPONSIBLE FOR ANY USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY PREPARED AND PROVIDED. WHILE THE CLIENT SHALL BE ENTITLED TO UTILISE AND COPY THIS DOCUMENT FOR AN EXTENSION OF THE WORKS, THE CLIENT SHALL NOT BE ENTITLED TO REPRODUCE THE DESIGNS CONTAINED IN THIS DOCUMENT FOR ANY SUCH EXTENSION		REV	DATE	DESCRIPTION	PROJECT	58C-60C TETHERDOWN		REVISION	© 2019 COPYRIGHT LACEY + SALTYSKOV. ALL RIGHTS RESERVED LACEY + SALTYSKOV ARCHITECTS LTD 7 RIDGEMOUNT STREET LONDON WC1E 7AE +44 (0)20 7255 0525 www.laceysaltyskov.com info@laceysaltyskov.com LACEY + SALTYSKOV		
		A	23/01/19	PLANNING APPLICATION SUBMISSION	DRWG NAME	PROPOSED SECTIONS					
		B	11/04/19	PLANNING APPLICATION SUBMISSION	DRWG NO	1401-A-GA-SC-11					
					SCALE	1:200					
					SIZE	A3					
					DATE	24/06/19					



Landscaping - Shrubs and tree shedule

58C - 60C TETHERDOWN

20 May 2021

Planting scheme for 58C-60C Tetherdown

Preparation of site:

All concrete and hard core to be removed, ground to be excavated to a minimum depth of 24 inches and replaced with top quality topsoil. All plants and shrubs are to be planted immediately.

Maintenance of plants for the first 3 years:

Following planting shrubs and trees should be mulched with bark chippings for best results to suppress weeds and retain moisture.

Plants will need watering in when first planted and on a weekly to fortnightly basis if planted in summer, this can be done manually or through a timed irrigation system.

Specific plant maintenance schedule listed below with descriptions. General maintenance will include monthly weeding of beds and checking for damaged or diseased growth which should be removed and dealt with as required. Application of a granulated fertilizer or mulch with well-rotted manure in autumn would be recommended for best results. Plant care and maintenance should form part of a fortnightly grounds maintenance contract as per terms of lease.

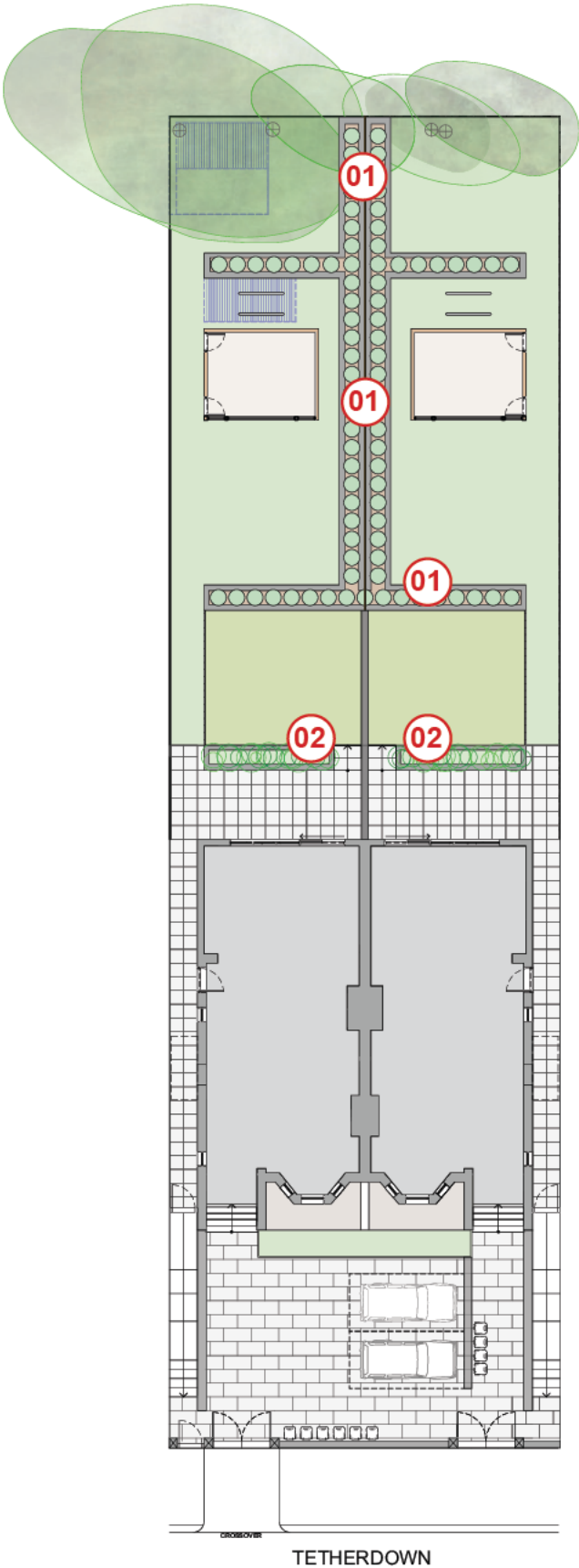
Shrubs should not require watering in year two and three as should be established by then.

Front facing aspect (Tetherdown)			
Buxux sempervirens - Box Hedging 	Common box makes a great formal hedge, forming a dense, evergreen screen of small, rounded, lustrous, dark green leaves. Management plan: Plants will require watering for the first season, especially during the summer, in order to become established. Mulching of the soil with bark chippings will help retain moisture and suppress weeds. Plants grown as hedges will need trimming annually in mid- or late summer to maintain desired height and width. To be grown to a height of approximately 50cm. Alternatively to be planted as 1.5 litre potted plants (15-20cm high) at a ratio of 6 per metre (36 x 2) = 72 plants in total	50cm Trough	30/35cm plants supplied in troughs ready grown as a hedge Total troughs = 12 * Alternatively to be planted as 1.5lt potted plants (15-20cm high) at a ratio of 6 per metre = 72 plants in total
Lauras Nobilis (Bay Tree - Pyramid) 	Evergreen tree with fragrant, dark green leaves. To be grown as specimen topiary trees to accentuate the garden borders between the rear of garden and the terrace. Management plan: Trees to be planted firmly to prevent wind damage. Plants will require watering for the first season, especially during the summer, in order to become established. Mulching of the soil with bark chippings will help retain moisture. Will need to be pruned annually in late spring to maintain desired height and pyramid shape. Height - to be maintained at a height of 200 - 250cm.	15 litre pot	130cm tall specimen plants Total plants = 30

Planting schedule for 58C - 60C Tetherdown

Rear aspect

Type	Plant name	Container	height cm	density	quantity
01 - Trees	Lauras nobilis	15 ltr	130 cm	specimen plant	30
02 - Shrubs	Buxux sempervirens	1.5 ltr	15-20 cm	6 per metre	72





Decking repair to number 62 during
construction of number 64 extension.
Date taken:
14th January, 2018, 3.21pm

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2021/0683

Ward: Fortis Green

Date received: 24/02/2021

Amended plans received: 20/05/2021

Drawing number of plans: 1401-A-SP-10 REV.A; 1401-A-GA-PL-50 REV.B; Shrubs and tree schedule, May 2021

Address: 58 - 60 Tetherdown N10 1NG

Proposal: Approval of details pursuant to condition 4 (landscaping details) attached to planning permission HGY/2019/1929.

Applicant: Mr Pierre Carboni

Officer contact: Conor Guilfoyle

2. APPROVED DEVELOPMENT

HGY/2019/1929 - Erection of 'full-width' single storey rear extension (replacing existing centrally sited single storey rear projection) and partial-depth roof terrace above; erection of rear garden outbuildings. – Granted 20/08/2019

(This application followed the earlier grant of planning permission reference HGY/2019/0551 with identical outbuildings).

3. CONSULTATION RESPONSE

None – N/A

This application type does not involve a component of statutory public consultation.

However, one representation was received from a neighbour, summarised as follows;

Details of the screen planting have been omitted (in particular trees) from the condition in the Officer Report for HGY/2019/1929. Reference made to Officer Report for the host permission which notes that the landscaping condition, requiring details of screen planting to surrounding the proposed outbuildings, was attached to reduce the scope for light disturbance and to reduce their visibility. Reference to the condition wording. Statement that without sufficient screen planting, the visual amenity of the surrounding area is still greatly impacted.

Officer comment: Plans since amended, outlined below, and considered acceptable.

4. ANALYSIS/ASSESSMENT

Condition 4 reads:

No development of the rear outbuildings shall commence until a scheme for the treatment of the surroundings of the proposed outbuildings, including the timescale for the screen planting of trees and shrubs, has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Consideration

Pursuant to condition 4 details of planting within the rear gardens have been submitted. The use of laurel down the side, between the outbuildings and to the front and rear would serve to in part soften and integrate the development into its surroundings. The planting layout, details and timescale are considered acceptable. Officers are satisfied that the level of information submitted meets the requirements of the condition and the condition can therefore be discharged.

GRANT DISCHARGE OF CONDITION



Painting to external wall of number
64 during extension build.
Date taken:
6th January, 2019, 3.40pm



Rear of number 62 with number 64
extension near completion

Date taken:

6th January, 2019, 3.44pm