

Eunice Huang
Planning Officer Haringey Council
Alexandra House,
10 Station Road
London N22 7TR

By email only to Eunice.Huang@haringey.gov.uk

Re: Land Adjacent to 29 Milton Park London N6 5QB – Application Ref:(HGY/2023/2691)
Our ref: ICE21.273.301.024
London, 28 November 2023

Dear Eunice Huang,

We refer to the objection dated 20 November 2023 from The Highgate Society.

The Application and The Highgate Society

The Applicant consulted with the Highgate Society (HS) in April to June 2022 when the HS were content to see a new dwelling developed on the site and their representative made suggestions about increasing the height and altering the design of the fenestration on the proposed scheme at that date.

The HS had no objection to the development of the site, building in or the closing of the 'gap', nor did they note any negative impact on the heritage status of the site or the conservation area from the proposed development.

Following the previous refusal, the Applicant again sought the HS' views and attended a meeting on the 7 January 2023 when the author of the HS' present objection refused to look at the Applicants' revised drawings. The revised scheme was eventually considered by the HS at a meeting on the 9 February 2023 as set out in attached email. No further communication was ever received.

There is thus no merit to the HS' suggestion that the Applicant has made a selective submission with material deliberately omitted *'which might otherwise be detrimental to the success of the scheme'*. On the contrary the Applicant has sought to share all information, and repeatedly sought engagement and discussion with the society. The HS first encouraged a development on the site, then refused to look at proposals and finally considered the proposals and provided the enclosed email at Appendix 1.

Section 1 of the Objection

The Appeal Inspector's decision is based on an assessment of the previous proposal and paragraphs 8 & 9 of the decision draws conclusions based on a design which is not the subject of this application.

Paragraph 6 of the decision reports that the existing extension to 29 Milton Park maintains *'a distinct sense of openness'* which is the prevailing pattern of development in this part of the conservation area. This space is retained in the application as the proposed dwelling is set back and separated from 29 Milton Park and the green character of this part of the site is maintained.

Section 2 of the Objection

In respect of the matters noted at Section 2 of the objection we respond as follows:

- Section drawing PL2.12 on your planning portal is through the lightwell fronting the street.
- The location of the solar panels is shown on Drawing PL2.5.
- The details of the Passivehaus design are shown on five drawings with the prefix PH available on your planning webpage, and there is a report on the design including output from the PHPP software in the document reference ICE21.273.301.020 – also available on your webpage.
- There is a daylight calculation at paragraph 9.3 of the Design and Access Statement

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- As already advised to you by email details of the boundary wall were submitted with the application and the relevant drawings listed on Page 3 of the Design and Access Statement.

The attached revised sections PL2.11 and PL2.12 shows the location of the PVs with an upstand to prevent the units being visible from the street. Shading studies used to design the roof to allow the use of renewables are also attached at Appendix 2.

Without the proposed roof form PVs cannot be installed and remain out of sight in the conservation area. The general absence of panels in the area is evidence of the unresolved conflict between conservation and the renewable energy encouraged by your local plan to tackle climate change.

Section 3 of the Objection

In respect of the basement lightwell and outlook the section through the lightwell and treatment is identical to that at the basement of 29 Milton Park adjacent to the site. The Applicant notes that in other commentary the HS recommends following design features found within the area.

Section 4 of the Objection

The daylight assessment included in the Design and Access Statement at 9.3 follows the recommendations at Page 53 of Building Research Establishment (BRE) publication *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (PJ Littlefair 2011). This is the method required by your guidance for planning applications in conservation areas as set out in the validation requirements published on the Council's website [here](#).

Room 3 meets the BRE criteria because as shown on the drawings the room has windows twice as big as the adjoining Rooms 01 and 02. Room 03 also has a rooflight as shown on PL2.2. The clinker wall on site has been surveyed at 200mm thick and this is the dimension shown on application drawings.

The HS's statements that the lightwell wall is 3-4m high and would be of additional depth to retain the clinker are not conclusions based on the application documents.

We have copied this response to the HS and request that this letter is included in the 'files' tab on the application portal page.

Yours sincerely

(electronic signature)

Michael Rushe

Architect

for and on behalf of ICE Architects Ltd.

Appendix 1 Email received from Elspeth Clements (personal details redacted) on behalf of the Highgate Society
Appendix 2 Revised Section PL2.11 and PL2.12 and shading studies.

Enclosures Revised Section Drawings PL2.11 and PL2.12
Cc: The Highgate Society (Elspeth Clements by email).
 John Healy & Siobhan O'Shaughnessy – The Applicants (by email only)
 Elisa Grilli – ICE Architects Ltd.

michael.rushe

From: Elspeth Clements
Sent: Thursday 9 February 2023 13:22
To: Michael Rushe
Subject: Re: Land adjacent to 29 Milton Park London N6 5QB

Dear Michael,

Thank you for your email. Our January meeting was postponed and is now being held tonight, We'll get back to you later that.

Elspeth

On 8 Feb 2023, at 13:16, Michael Rushe < > wrote:

Elspeth, Michael,

We write to ask if there is any output from your January Planning meeting in respect of the communication above.
If the Society was not able to consider the matter at the January planning meeting but could at the February meeting we would be grateful for the date of this and when comments would be received.

As noted below we are still interested in seeing the PDF of the modern architecture in Highgate.

Thank you for your assistance with this matter,

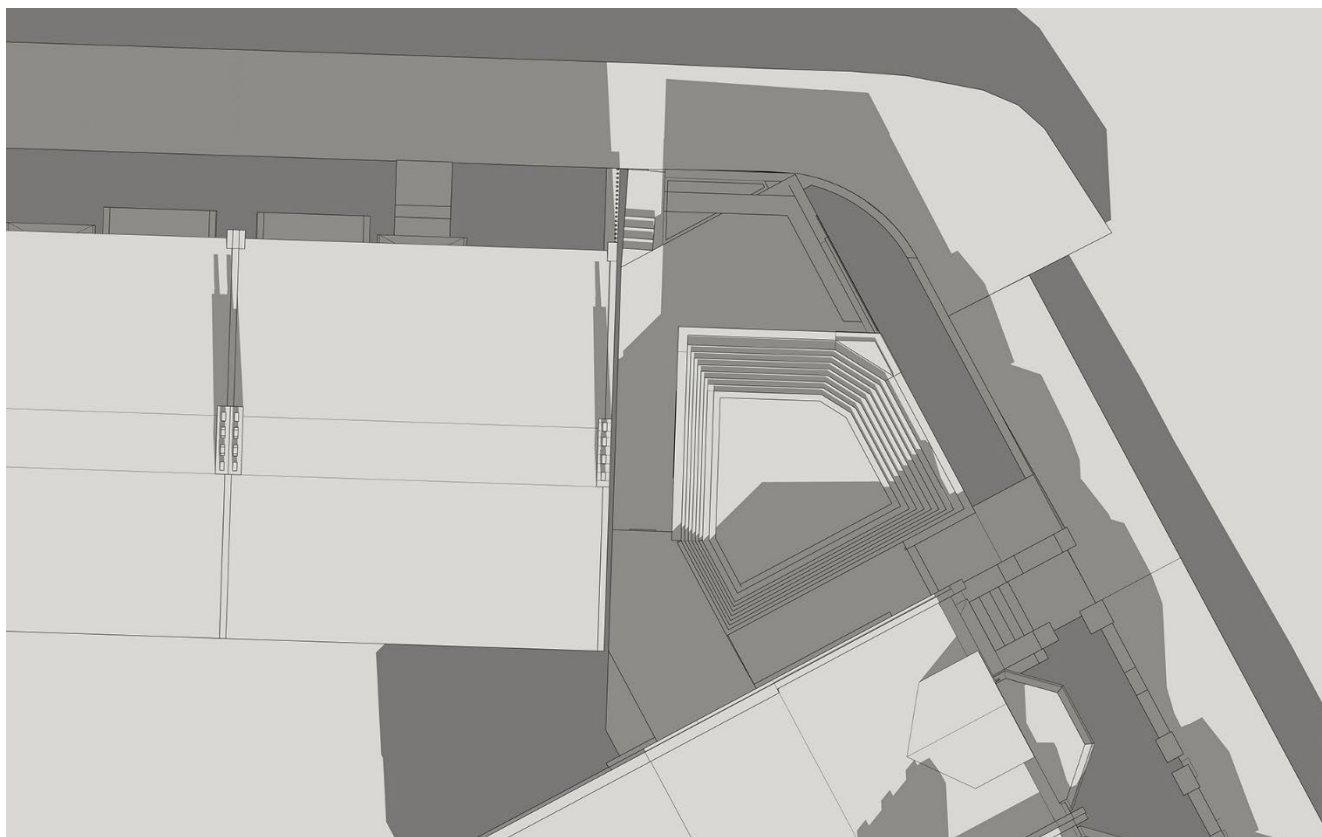
Kind regards,

Michael

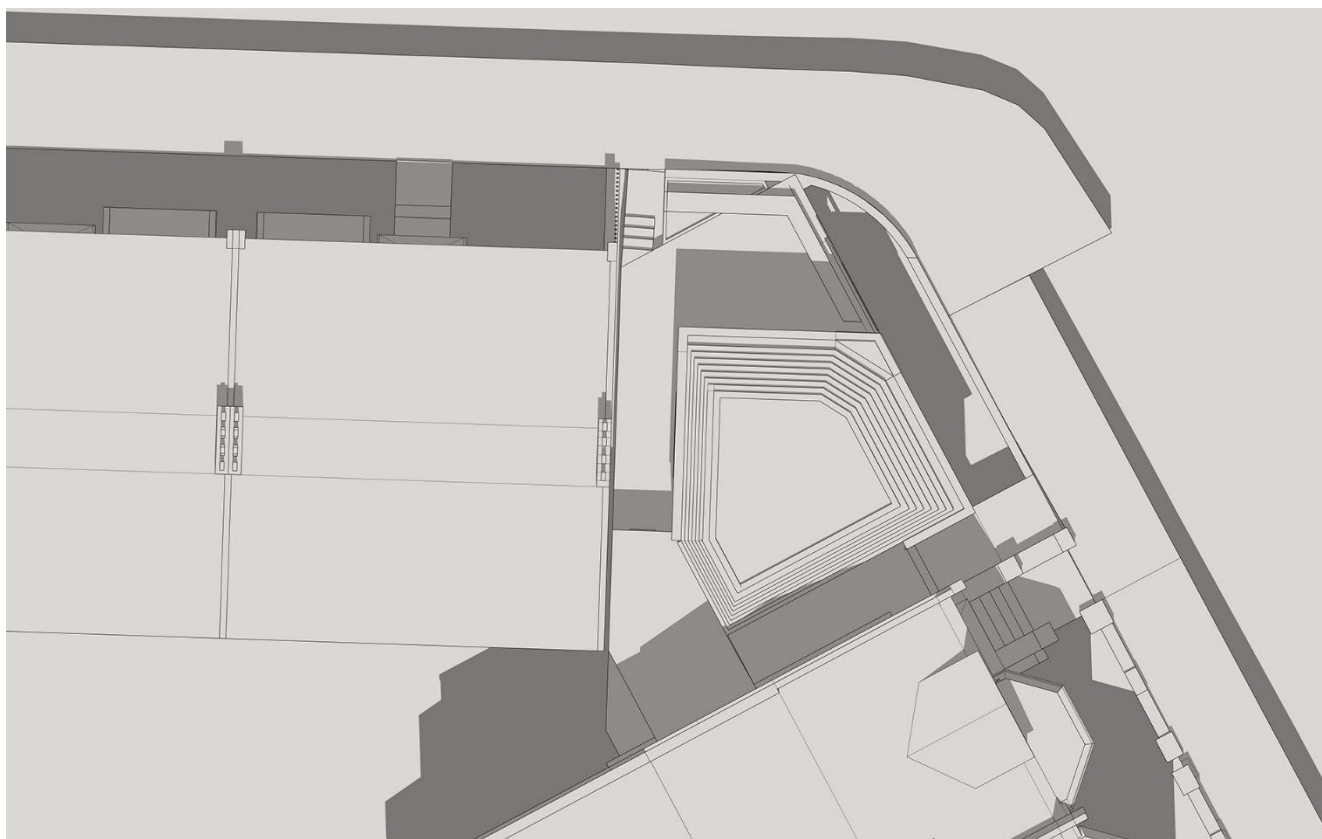
Michael Rushe
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Appendix 2 – Shading Studies

Drawings PL2.11 and 2.12 are separate attachments.



Sun Path and Shading – March (North to top of image)



Sun Path and Shading – June (North to top of image)