
Sent: Wednesday, December 13, 2023 9:11 AM

Subject: HGY/2023/3052: Ridgefield

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Please would you very kindly add this email as a supplementary objection the Ridgefield from HCAAC.

We mentioned the lack of daylight/sunlight to the servant's bedroom in the basement in our objection to this application. Our supplementary objection is based on London Plan 2023 Housing Design Standards: Policy D6

“C4.7 All habitable rooms (including a kitchen/dining room) should receive natural light and have at least one openable window that provides a view out when seated. **[All]** D6

C4.8 **Best practice:** Bathrooms should receive natural light through openable window/s. **[All]** D6”

In order to understand the significance of those words, reference needs to be made to “Planning Application type and how the London Plan Guidance will be applied” on page 1 which provides as follows:

“This guidance provides a list of housing standards that are applicable to all self-contained residential applications (Use Class C3). This document focuses on housing across tenures, including Build to Rent and specialist older persons housing. However, it does not provide guidance on other specialist forms of housing such as shared living, temporary accommodation and student accommodation.

The standards are broken down into those that are expected to be met, and those that are best practice and therefore strongly encouraged. The abbreviations in brackets after each standard indicate the type of development to which the standard applies. These are:

- new-build: [NB]
- changes of use: [CoU]

- all of these types of housing development: [All].

The standards aim to ensure that development proposals create well-designed and sustainable places that are of high quality.”

This application must therefore be assessed as a full planning application to take this policy into account and for the reasons mentioned in our first objection.

Many thanks,

Kind regards,

Gail Waldman

Chair, Highgate Conservation Area Advisory Committee