



HIGHGATE SOCIETY

10A South Grove
Highgate
London N6 6BS

Roland Sheldon
Planning Services
Haringey Council
River Park House
225 High Road
London N22 8HQ

Date 14/01/24

Dear Mr Sheldon,

Planning Application HGY/2023/3203
42 Shepherds Hill, Hornsey, London, N6 5RR

I am responding on behalf of the Highgate Society to the above application for the

“Erection of extension to existing basement, erection of single storey rear extension with increased depth of rear terrace, creation of first floor roof terrace (extensions and alterations approved under planning reference HGY/2021/2205), in association with amalgamation of 3no. flats into a single 1 x 6-bedroom dwellinghouse (Use Class C3).”

The Society would like to make the following comments and objections:

Considering Haringey’s Housing Policy and the local and national housing shortage, we object to revert the building back to one family unit due to its excessive size. The drawings provide no dimensions except for the pool, and based on those dimensions we have roughly calculated that the overall area for this 6-bed family dwelling is over 900 square meters plus about 80 square meters of outside terraces. These calculations are approximate, conservative, and may not be correct, the applicant should be asked to provide the correct calculation for each existing flat area and the new house.

The London Plan and Technical Housing Standards 2015 recommend the following minimum standards for new dwellings:

6 bed house- 3 stories 138 Square meters

2 bed flats- single storey 70 Square meters

3 bed flats- single storey 95 Square meters

The building currently comprises 3-self-contained residential flats, each one as calculated roughly by us is over 180 Square meters and therefore well over minimum required standard; these could clearly be modernised to provide excellent 2 to 3 bed family flats with good natural lighting and their own outside spaces.

The applicant agrees That;

“It is undisputed that the effects of the proposal would be the net loss of residential unit from the overall housing supply, however the loss is not viewed to be significant in planning consequences, i.e., given the layout, size and quality of accommodation. As such a reversion here back to a family house, serves to provide a family house and to protect/ reinforce the character of this area as that of family housing.”

The Society rejects this argument as invalid, given the local and national housing shortage, reducing the number of dwellings from 3 units to 1 unit with an overall floor area for the new house over 6 times proposed standard by the London Plan for a 6-bed 3 storey house and a Master bedroom that has a floor space that can accommodate a 3-bed flat would, on our opinion, set a very dangerous precedent that could have a significant planning consequence for the area. Further, the proposal will in no way protect the character of this area for family dwelling or reinforce the character and appearance of the Conservation Area, as claimed; indeed, many of the substantial houses along this part of Shepherds Hill are, in fact, subdivided into flats. It should be noted that as the applicant intends to build out a recent planning permission in tandem with this proposal (HGY/2020/0190) in the gap between buildings, the two proposals together would therefore not only fail to preserve or enhance the character and appearance of Highgate Conservation Area, but could cause substantial harm by increasing the built form at the expense of gaps between houses and views through to greenery in rear gardens.

The applicant is also proposing to excavate the basement in order to build a pool, a cinema and a gymnasium etc. In the light of climate change and recent and increased floodings, we would therefore point out that the extensive excavations for these facilities together with the further excavations for the 4-storey house with 2 subterranean floors under HG/2020/0190 could have a significant impact on neighbours and wider local hydrology. The basement Impact Assessment provides information that was based on no.5 Shepherds Hill and assumes that if it is representative of the situation at no.42, the water level is approx. 0.5m below the proposed basement level. However, no.5 is not only at some distance from the property but also uphill from it and we therefore consider the comparison to be unwise. Policy DH7 requires an assessment to ensure no possibility of irreversible damage to the local water regime, both in terms of ground water diversion and surface water flooding, including any associated damage to adjoining properties, gardens and open spaces, and we therefore ask Haringey to commission an independent hydrological report on these aspects, to be paid by the applicant.

The Society therefore request not to approve the application as it stands and to urge the applicant to reconsider their proposal.

The applicant is intending to provide outside spaces at first and upper floor levels which can result in overlooking problems. The views of neighbours should be sought and upheld

The Society therefore believes that this application should be refused.

Yours sincerely
Maryam Armstrong-James RIBA

For and behalf of Highgate Society Planning Group

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