



HIGHGATE SOCIETY

10A South Grove
Highgate
London N6 6BS

Nathan Keyte
Planning Services
Haringey Council
River Park House
225 High Road
London N22 8HQ

Date 07/03/24

Dear Mr Keyte

Planning Application.

HGY/2023/2886

Flat A, 30 Shepherds Hill, Hornsey, London, N6 5AH

I am responding on behalf of the Highgate Society to the above application for the “Demolition of existing garage, and construction of new 3 storey self-contained 4 bed house with basement and rear living terrace, with associated vegetation removal and ancillary works.”

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

We object to the proposed side addition 4-bedroom house, in respect of the bulk and dominant appearance, and eroding the gaps between buildings adversely affecting the street scene.

Policy DH4 states “the gaps between buildings, often providing views of mature rear gardens, are an important feature of many residential streets of Highgate and contribute positively to the conservation area.” Policy DH4 recognizes the importance of the positive and negative spaces between buildings and why this should be safeguarded.

Considering the housing shortage and the lack of disabled units the Society, in principle, supports additions to the housing stock provided they comply with Highgate Conservation area Policies and Procedures.

Looking at the west elevation (front), the gap on the left-hand side, a 3-storey high building with steep front roof, was previously added to the existing building in order to provide access to above floors leaving a narrow passage to access the garden. Therefore, essentially blocking the gap between buildings on the left-hand side of the property.

The proposal is now to build a 4-storey house (including basement) on the right-hand side of the west (front) elevation replacing the one storey garage, therefore completely closing the gap on both sides of the building. The society strongly objects to the bulk and dominant appearance of this proposal eroding the gaps between buildings and adversely affecting the street scene.

We note that information provided by the applicant indicates that the basement floor has an area of 80.4 sqm and ground floor area of 49.3sqm, providing a total of 129.7 sqm, adequate for building a 2-bed disabled unit and still retaining the character and appearance of the Conservation Area which the Society could consider acceptable.

The applicant provides two built examples of other similar developments on Shepherds Hill, 1) 14 Shepherds Hill, the conversion of the existing coach house, is set back and retaining a large gap. And 2) No.34 Shepherds Hill- a 2-storey coach house, also has much larger gaps.

The proposal fails to preserve or enhance the character and appearance of Highgate Conservation Area and would alter the existing features of this very important street in Highgate and therefore should be refused.

The Society 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 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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