



HIGHGATE SOCIETY

10A South Grove, Highgate London N6 6BS

Planning Department
London Borough of Haringey
River Park House
225 High Road,
London , N22 8HQ.

For the attention of Nathan Keyte

By email

Dear Sir/Madam,

HGY/2024/0269 single storey rear extension 22 Kingsley Place, N6 5EA

The Highgate Society is writing to strongly object to the above application. The reasons for objection are listed below:

1. This house forms part of the award winning Kingsley Place development built in 1967 and designed by the Architect's Copartnership. It is a significant piece of local architecture, as illustrated by its inclusion in the Highgate Modern Homes exhibition a few years ago. The Society regrets more emphasis is not given to the importance of the estate in the Conservation Area appraisal nor through recognition by local listing.
2. The estate has 4 main typographies of which two are relevant here. No 22 is the end house in a terrace of 3 storey houses stepping down the steeply sloping site with ground floor parking and rear gardens and the other low rise split level u-shaped courtyard houses, the precedent quoted in the Design and Access statement. The applicant has conflated these and justifies creating the courtyard on the existing precedent. What this design falls to acknowledge is that the courtyard houses also have rear amenity space in addition to the courtyard, have a larger footprint and are low rise. The sole amenity space will be enclosed courtyard which does not reflect the open character of the ethos of the original design.
3. The new rear extension will occupy more than 50% of the existing rear garden and is hard paved with narrow stepped planters on the boundary with no 21. Although a green roof is offered to compensate for the loss of the rear garden, this will not assist the biodiversity at ground level and will only slow run-off rather allow full permeability.
4. The site slopes steeply, with the garden of no 21 being half a storey (possibly 1.5m) below that of the garden of no 22. Currently the boundary is treated with an open trellis which allows sunlight through. The return of the extension and the extended rear part of the house, plus solid fencing will give the appearance of a 4.5m high building almost to the boundary line in part. This will have a considerable impact increasing the sense of enclosure and limiting the outlook of no. 21, adversely affecting their amenities.
5. The new extension will also have a considerably harmful impact on the sunlight of no 21's garden and possibly rear ground floor rooms. This is a particular problem, bearing in mind the orientation of the new extension to and west of 21. Afternoon and evening sunlight to the garden and rear of no 21 could be considerably reduced. It is noted that there is no daylight and sunlight study attached with the application.
6. The main part of the extension runs along the boundary with the access road, which is directly faced onto by the houses opposite. The drawings are unclear but the section seems to

suggest raising of the boundary wall, presumably to provide security. In addition this section of the boundary is heavily planted. This planting will all be removed, thus having an impact on the public realm and the neighbours outlook

On the grounds of substantial harm to a Heritage Asset and Conservation Area, the impact on the amenity of no 21 and the damage to the public realm, the Society confirms its objection to this application and urges Haringey to refuse it.

Yours faithfully,

Michael Hammerson

for and on behalf of the Highgate Society Planning Group

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