

Highgate Conservation Area Advisory Committee 19th April 2024

HGY/2024/0685 42 Priory Gardens, N6 5QS

Highgate CAAC objects to this application because the drawings, illustrations, photos and other information are unclear, inconsistent or absent.

For instance, the following drawings, illustrations and photos appear to be inconsistent, unclear or not drawn to scale. None of them give any impression of how much higher or deeper the proposed extension is compared to the existing or to neighbouring properties:



Proposed Rear Elevation
(Not to Scale)





The drawing set “21547_42 Priory Gardens_Highgate_Planning_P1.pdf” does not make a comparison between existing and proposed at the same scale, nor does it clearly show the proposed extension relative to neighbouring houses.

Precise details are required about the dimensions of the proposed extension relative to neighbouring structures, to protect neighbours’ amenity, in keeping with Haringey Development Management DPD (2017) DM1, Highgate Neighbourhood Plan DH3 and DH4, and similar policies.

For the same reason, no rooflights or other openings should be allowed which would cause light pollution, overlooking, noise or other damage to neighbours’ amenity.

A light study is required demonstrating whether the new, deeper back extension would block too much light and daylight from rooms in neighbouring houses.

Similarly, the existing plan drawings show some kind of trees or shrubs which will presumably have to be removed, but no tree report is included in the application.

For all of the above reasons it is impossible to assess the sustainability implications of the proposals, nor how adversely neighbours’ amenity will be impacted.

Highgate CAAC believes this application must be refused.