

Mark Chan
Planning Officer
Haringey Council Alexandra House,
10 Station Road London
N22 7TR

25 April 2024

By email only to Mark.Chan@haringey.gov.uk

Re: Garden Flat, 32 Milton Avenue, Hornsey, London, N6 5QE
Planning Application Ref:(HGY/2024/0442)

Dear Mark Chan,

I am writing in reference to the objection dated April 8, 2024, from the Highgate Conservation Area Advisory Committee (HCAAC). The objection cites several concerns raised by the Committee, some of which are predicated on the use of outdated information that is not pertinent to the current application.

Enclosed below is a comprehensive clarification for each point raised by the Committee.

1. *"Reference in the description of the application to an 'existing basement' should be deleted."*

"The so-called "basement" has never been shown on any of the many applications submitted for approval of works to this dwelling. What is described above as an existing basement is, in fact, a cellar with a ceiling height of 1500mm and, at least as drawn, without any daylight. There is no extant permission for use of the cellar as habitable accommodation."

"We are concerned about the amount of light which will reach the bedroom in the proposed extension."

Response:

- The term existing "basement" is to be replaced with existing large "cellar." As indicated in the drawings, this expansive area, while partially situated above ground level, lacks windows. The modification of the terminology will not impact the substance of the application.
- The "cellar" has not been shown in previous applications as it has not been a subject of alteration or modification. The existing "cellar" is enclosed within the historical walls and has never been utilized as habitable space. Please find the photographic evidence attached at the end of this email, under the reference section (REF-01). Video evidence is also accessible upon request. The existing "cellar" is easily accessible and available for an on-site inspection.
- The existing "cellar" has a clear height of 1500mm at its lowest point, and due to the uneven floor level, it increases in height in certain areas.

The provided Design & Access Statement illustrates several examples of houses in the Highgate area with similar existing "cellars," featuring proposed lightwells of comparable size and depth, as well as similar "cellar" extension proposals that have obtained planning approval for basement extensions to accommodate habitable rooms:

Address: Ground Floor Flat 13 Drylands Road, Hornsey, N8 9HN

Application Ref: HGY/2023/2994

Address: 35 Glasslyn Road, Hornsey, N8 8RJ

Planning Application Ref: HGY/2023/2843

2. *"There is some confusion across the submitted documents. The 'Existing Courtyard View 01 on dwg no. 037-06-00_A3_Courtyard_Photo_Existing.pdf' is probably what is proposed although the doorset looks very much like uPVC. The same image is shown on page 9 of the DAS as 'proposed' with the 'as existing' image on page 6. Revised information is required to clarify what is actually intended. We would wish to see replacement of the uPVC door with a timber door set."*

Response:

The drawing 'Existing Courtyard View 01' on drawing number 037-06-00_A3_Courtyard_Photo_Existing.pdf' accurately depicts the existing door. The image of this door from a different angle has also been illustrated in the Design and Access Statement submitted as part of the current application. The uPVC door referenced by the Committee was installed during the construction of the extension; however, it has since been replaced with a timber door. This replacement has been reviewed and approved by the Planning Officer overseeing the case. Please find the photographic evidence attached at the end of this email, under the reference section (REF-02).

The replacement of the door was not included in the current application, and I believe this comment should be omitted in relation to this application. However, should additional documentation or a certificate from the door manufacturer be necessary, they can be readily provided.

3. *"We therefore presume that what appear to be photos submitted with the current application showing windows to the basement with grilles over the two lightwells providing daylight of sorts to the basement are incorrect and that this is not a retrospective application seeking permission for works already done including for an extension to an 'existing basement'. It is evident from the planning record that permission has never been sought or granted for the so-called 'existing basement'.*

"Corrected information on the 'as existing' and 'proposed' images should be submitted"

Response:

I would like to confirm a graphical error: the drawing 'Existing Courtyard View 01' on drawing number 037-06-00_A3_Courtyard_Photo_Existing.pdf, which illustrates grilles over the two lightwells, is a proposal and does not represent the existing condition. This graphical mistake has been rectified and appended to this email under the reference section (REF-02).

4. *“We also note from those 'as existing' photos that this flat benefits from a crossover and off street parking. It may be the case that vehicles are parked within the courtyard which is served by high double gates. Air quality in the basement could be an issue.”*

“This property was given permission to build an extension which has been built and which reduced the size of the garden. That area is entirely paved and probably used as parking space. There was no Condition requiring SUDS paving.”

Response:

The garden level is positioned 200 meters higher than the street level, as depicted on the 'Existing Front Elevation' in the drawing '037-03-01_00_A3_Elevations Front and Side_Existing.pdf'. Attached to this email, under the reference section (REF-03), you will find photographic evidence confirming this.

Regarding the high double gates mentioned by the Committee, they belong to the property at 30 Milton Avenue.

It's important to note that parking has never been planned for this area, nor is it planned for the future. The rear garden has been and will continue to be used solely for recreation purposes.

5. *“The applicant should provide details for the method of delivering waste water and sewage to the main sewage system and any backflow prevention measures.”*

“A BIA is required to include proposals for flood resilience and sewage and rainwater connections to main drainage”.

Response:

Several examples of houses in the Highgate area with similar "cellar" extensions in size have obtained planning approval without the submission of a Basement Impact Assessment (BIA). Given the relatively small scale of the proposed basement extension in this application, it was deemed unreasonable to request a full Basement Impact Assessment.

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The property already features a basement area, which is a common characteristic of properties from this period. The proposed works aim to enlarge the basement area of the house within the existing footprint. These works are not considered to pose a significant structural stability hazard, as industry-standard underpinning will be employed prior to excavation.

Sincerely,
Olga Yatsyuk

REFERENCES



REF-01. Existing “cellar”



REF-02. Existing Courtyard



REF-03. Existing Garden and Street Levels