



## Objection to planning application HGY/2023/3298 for a new dwelling on Land rear of 168 Muswell Hill Road N10 3NG

On behalf of: Residents of Muswell Hill Road and Church Crescent

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Date: 14/05/2024

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# Introduction

This letter of objection concerns the development proposals currently being considered by the London Borough of Haringey at Land rear of 168 Muswell Hill Road ( ref: HGY/2023/3298).

## **Development proposals:**

Demolition of existing garages and erection of new 3 bedroom family house

Planning Direct has been instructed to produce this statement on behalf of-

168 Muswell Hill Rd, N10 3NG, UK-

Flat 1 - Sue Czapska  
Flat 2 - Joanna Quinn, Les Mills  
Flat 3 - Aditi Solanki  
Flat 5 - Mina Cuogo- Mitter and Gautam Mitter

170 Muswell Hill Rd, N10 3NG-

Flat A - Yiftah Shiri and Hadas Shiri

47 Church Crescent N10 3NA-

Flat 1 - Ian Judson  
Flat 2 - Andrea Viglieno  
Flat 3 - Esther Gardyn, David Gold  
Flat 4 - Sarah Farrow, Juliette Ward  
Flat 5 - Emily Wall, James Lindsay-Carlin  
Flat 6 - Hamish McMecking, Anya Cooklin-Lofting  
Flat 7 - Harish Narayan

168 Muswell Hill Road was designed with a traditional rear garden which incorporated the appeal site. The garden was severed contrary to local policy as explained later on in this Statement. The existing on- site garages and other parts of the site thus severely truncated the rear garden meaning that a 2 storey dwelling will inevitably have severe impacts on the amenities of those residential properties. Similarly, 47 Church Crescent having been converted to flats including a basement flat has an important aspect towards the appeal site which will be inevitably be adversely affected by the two storey dwelling proposed.

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## Grounds of Objection

Many of the residents' objections to the withdrawn application HGY/2022/2449, as set out in our Objection Statement dated 19/10/2022, apply to this new application and should therefore be taken into account.

The current application is objected to on the following grounds

1. Lack of supporting information in order to properly assess the proposals
2. Adverse impacts on flats at 168 and 170 Muswell Hill Road in terms of loss of outlook, visual intrusion and loss of light
3. Adverse impacts on flats at 47 Church Crescent in terms of loss of outlook, visual intrusion, loss of light and overshadowing
4. Adverse visual impacts on the street scene in terms of loss of open space, loss of trees, out of keeping design and obtrusive siting forward of the Church Crescent building line
5. Adverse heritage impacts through detracting from the significance of the heritage asset being an alien design and siting and loss of openness.
6. Adverse impacts on street parking facilities
7. Surface Water Drainage
8. Loss of trees and vegetation

These are expanded on in subsequent parts of the Statement.

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## Location and Site Description

The site fronts Church Crescent, an attractive residential street comprised in substantial Victorian family houses a number of which including 47 have been converted into flats. The buildings are heavily modelled creating rich textural forms with decorative and detailed fenestration over 3 storeys. The Crescent curves up the hill eastwards which creates a striking and consistent urban streetscape of uniform building type. Larger gables bookend the terrace next to the application site. Across the road from the site, is Friends Meeting House, which was originally built as a Quakers meeting room in 1926 and designed by an architect who drew his inspiration from the Arts & Crafts style i.e. in-keeping with the context.

Muswell Hill Road is a busier road but contains similarly substantial and richly detailed family houses a number of which have also been converted to flats including 168 which backs onto the site. The application was formerly part of the garden of 168. It is therefore very small and less than half the size of typical curtilages in the vicinity. Its creation has severely truncated the erstwhile size of the curtilage of 168 such that it is only a few metres from the rear elevation of 168. The land form rises up from the junction so that the rear part of the site is approx 1m higher than the ground level of 168. The flats at 168 and 47 have important aspects facing the application site which are important for the residential amenities of occupants.

The site is open to view and there are long views over the squat garages on the site towards rear gardens where many large mature trees provided an extensive open aspect to this part of Church Crescent. There is little off street parking in the area, so that parking stresses are a fact of life here although Church Crescent street parking is restricted to Permit Holders 11am-1pm Monday to Friday.

The site is within the Muswell Hill Conservation Area No.3 of Haringey ( sub-area 4). The Character Appraisal states at para 7.31- *The buildings in Church Crescent are generally consistent in character and appearance, mostly being two storeys with an attic storey in slate roofs and built of red brick with stone window heads and white painted timber porches and window frames, although there are a number of different house types and stylistic variations*

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## Planning History

No planning decisions have been made in respect of the application site although planning application ref: HGY/2004/0477 for Demolition of existing garages and replacement with 5 garages was withdrawn in 2006. Recent planning application ref: HGY/2022/2449 for a dwelling on the site was also withdrawn.

168 Muswell Hill Road was granted permission on 13/02/1976 for Erection of 2nd floor extension and conversion into 5 self-contained flats. (ref:OLD/1976/0709). 47 Church Crescent was granted permission on 28/10/1987 for Conversion into 7 self-contained flats ( ref: CLD/19897/0249)

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# Relevant Planning Policy

## National Planning Policy Framework 2023

Para 10 -*So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development*- The proposals are unsustainable because they are detrimental to neighbouring residential amenities, trees, openness and heritage significance and have no car parking

Para 135- Planning decisions should ensure that developments

- function well and add to the overall quality of an area
- are visually attractive with good architecture and effective landscaping
- are sympathetic to local character and history
- maintain a strong sense of place.
- Create places with a high standard of amenity for existing and future users

Para 136- trees make an important contribution to the character and quality of urban environments and mitigate climate change

Para 180- planning decisions should minimise impacts and provided for nett gains for biodiversity

Para 189- planning decisions should ensure that ground condition risks are taken into account.

Para 200 applicants should assess the significance of heritage assets

Para 206- any harm to the significance of a heritage asset requires clear and convincing justification

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Para 208- where less than substantial harm to a heritage asset would be caused this should be weighed against the public benefits of a proposal

### **Mayor of London Housing SPG 2016**

Standard 1- Stresses the importance of context in the design of new development

Standard 8 - Entrances should be visible from the public realm

Standard 10- Inactive frontages should be minimised

Standard 21 - Cycle storage should have convenient access to the street

Standard 28- habitable rooms should have privacy in relation to neighbours

Standard 34 (London Plan Policy 3.5)- sustainable design

Standard 35 (London Plan policy 5.2)- carbon reduction

Standard 36 (LP policy 5.9) - overheating controls

Standard 40 ( LP policy 7.19) - increase biodiversity

### **Haringey Strategic Policies 2013-2026**

SP0- Presumption in favour of sustainable development

SP2- Design should meet London's Housing SPG 2016 and Accessibility Standards in M4(3).

### **Haringey Development Management DPD 2017**

DM1- Design -Development should relate positively to the locality having regard to

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building height, form scale and massing around the site, rhythm of local plot and building widths, should have lively frontages to the street scene and have distinctive local architectural styles. It should take account of trees near the site and incorporate landscaping

DM7- Infill Development- development proposals should relate appropriately and sensitively to the context, safeguard privacy and amenity to nearby dwellings.

DM9- Heritage-applicants are required to submit statements setting out the significance of heritage assets and the impact of proposals on this. Proposals for the redevelopment of sites must be compatible with and/or complement this significance.

DM21- Sustainable Design- proposals should enhance biodiversity through landscaping, SUDS, living roofs and green walls.

DM23- Contaminated Land- risks must be assessed

DM24- Flood Risk- all proposals will be required to manage and reduce surface water run-off

DM25- SuDS system required to reduce run-off rates

DM26- Critical Drainage Area- proposals must incorporate measures to reduce flood risk

DM32- Parking - no parking space on site will be accepted where PTAL is 4 or more



The proposals are to increase the footprint by building up to the rear and west boundaries such that the trees would be destroyed, as shown below -



This would be contrary to NPPF para 136 and DM1. It would increase carbon contrary to Standard 35 and reduce biodiversity contrary to NPPF para 180 and DM21. It is essential therefore that an updated tree survey is provided. The trees have grown since the last planning application was considered.

**Land contamination** -No report has been submitted contrary to DM23

**Biodiversity** -No report submitted. The proposals increase paved areas on the site and biodiversity would be unlikely to be increased contrary to Standard 35 and DM21. The Tree report is inadequate in not supplying any plans or assessment of impacts on trees

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next to the site. An ecological appraisal has not been submitted. Para 180 of the Framework requires all development to increase biodiversity yet the proposals would have the opposite effect. The site is currently covered by blackberries. These plus the berries of the Elder tree, Sorbus {Rowan} tree, and the insect population from the many plants, provide food that birds rely on. The large Hornbeam provides nesting for several species of bird. Their birdsong is a great joy and amenity, including in winter from the resident robins. The destruction of the habitat would greatly decrease the local population of birds.

**Heritage** -The submitted report is the same as submitted with the last application which was for a completely different design. There is therefore no assessment at all of the new design on the impacts of heritage significance. The new design is for a flat roofed two storey dwelling sited on the highway boundary and finished with bronze zinc cladding. This ultra-modern design is even more alien than the last one and therefore an updated Heritage Impact Assessment is necessary in order to assess the impacts on significance.

**Natural lighting** - the previous submission included a sunlight and daylight report, albeit flawed. The new proposals are for the dwelling to be located on the site boundaries thus exacerbating lighting impacts on neighbours. An updated accurate submission is therefore necessary.

**Energy and surface water** - No details have been provided to ensure compliance with Standards 35 and 36. Given that almost 100% site paving is proposed compliance with DM35 may very well be problematic. This matter cannot therefore be left to a planning condition and should therefore be considered at this in-principle stage.

**Biodiversity Net Gain** -The application was validated on 16 April after BNG requirements came into force. A biodiversity assessment has not been submitted and therefore the application cannot be approved.

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## Ground of objection 2 - Adverse Impacts on 168 and 170 Muswell Hill Road

The existing garages occupy only a small part of the site and the western half is undeveloped former garden land associated with 168. The proposals are to cover almost the entire site with a house which will extend and increase building mass much closer towards 168. As a result, the new dwelling would be just 5m from the rear wall of 168 which would be very obtrusive in the outlook from the principal rooms of all the flats at 168, contrary to DM7, as indicated by the photos below

**Outlook from flat 1 showing trees likely to be lost**



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**Outlook from flat 2 would be adversely affected**



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**Flat 3- Hornbeam and outlook adversely affected**



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## Loss of green outlook from flat 5



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## Loss of outlook and adverse impacts on trees at 170 Muswell Hill Road



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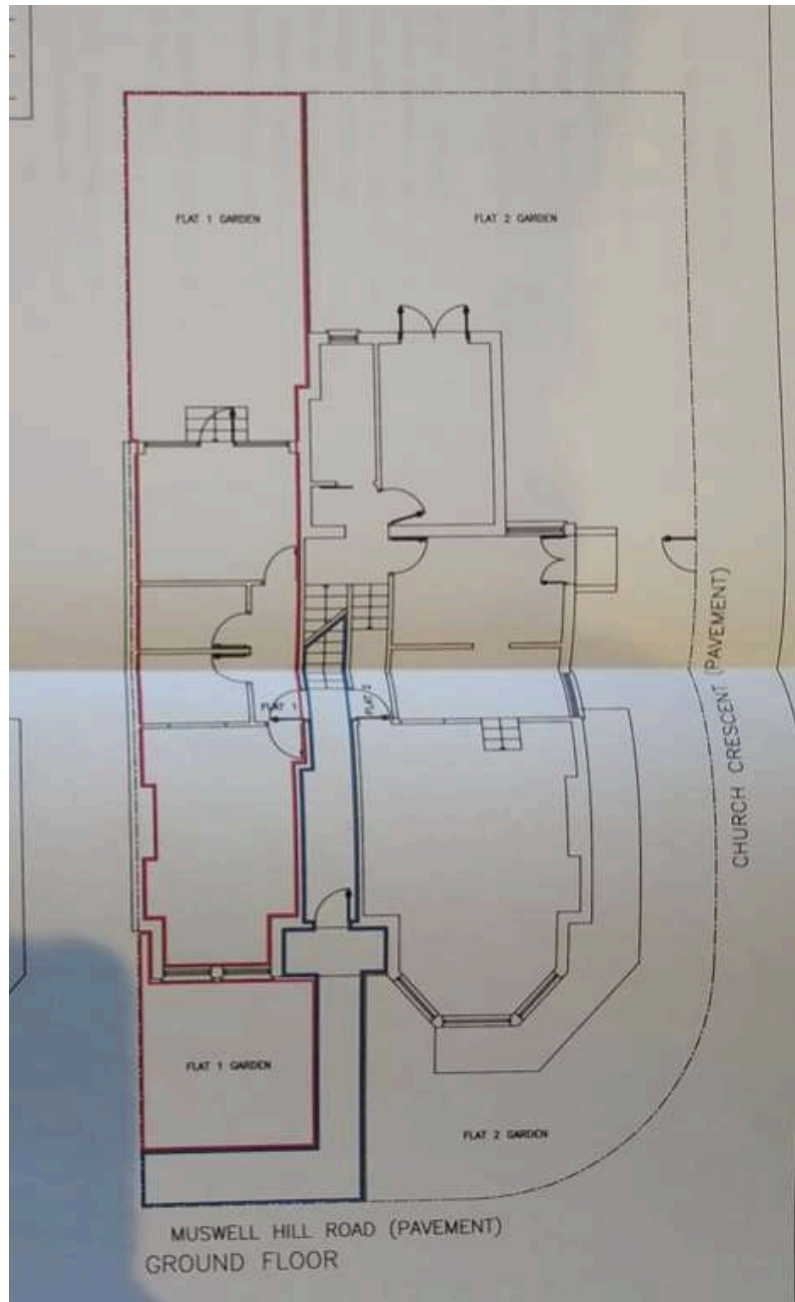
As stated, the hornbeam and sorbus trees in the garden of 168 next to the site boundary would likely be destroyed by the development. The result would be unfiltered views of the new house within 5m of French doors from the principal habitable room at ground floors. This would be very obtrusive, contrary to DM7. The zinc cladding proposed would also be garish and out of keeping also.

The applicant has not demonstrated that the proposals would not adversely affect the lighting amenities of the ground floor flats at 168, contrary to DM7. The ground floor flats have a floor level about 1m lower than the proposed dwelling. Therefore the apparent height of the proposed dwelling would be higher than indicated on the submitted plans.

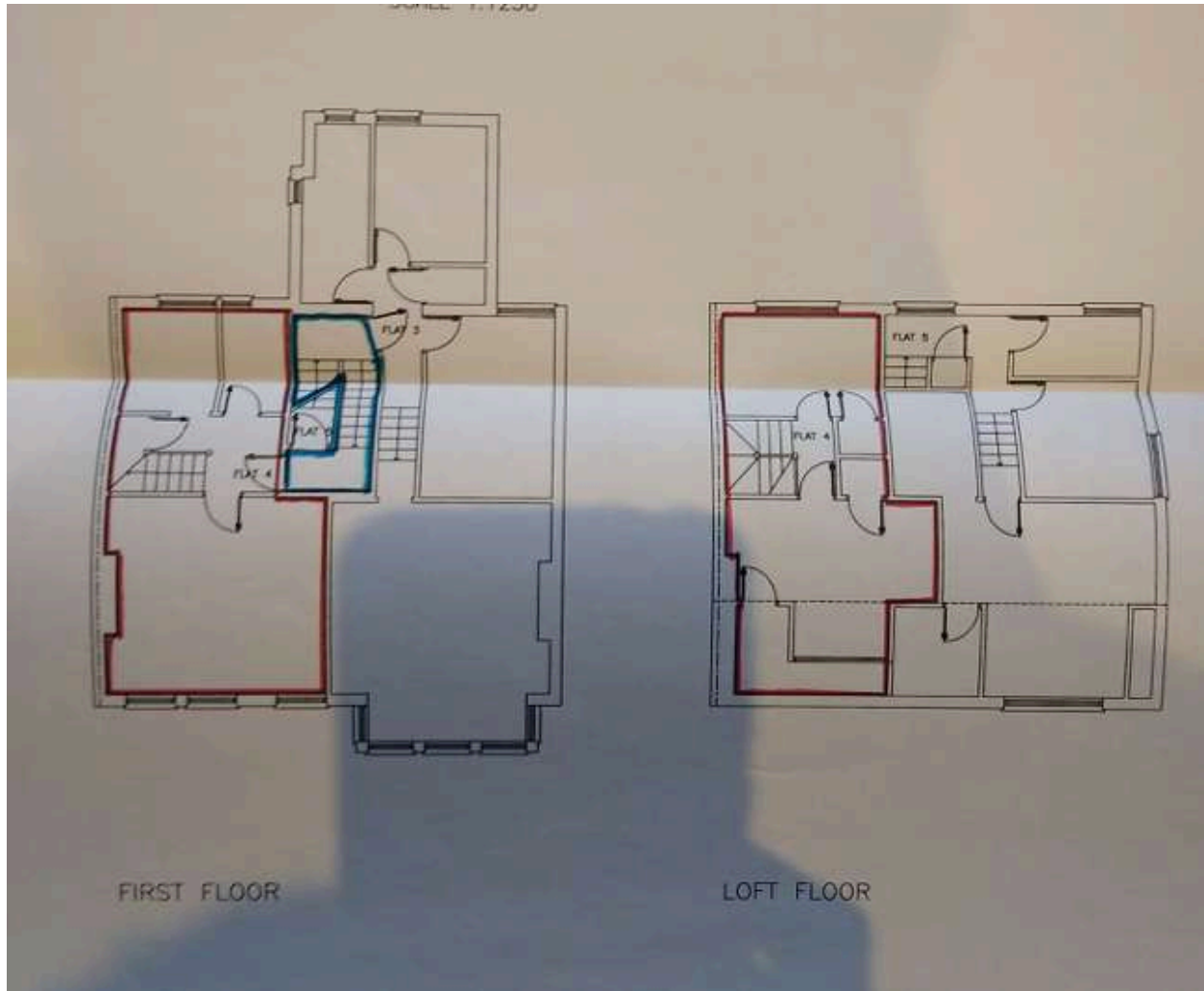
Regarding sunlight, the BRE standard ( para 3.1.5) states that *In general a dwelling will appear reasonably sunlit provided at least one main window wall faces within 90 degrees of due south and the centre of at least one window to a main living room can receive 25% of annual probable sunlight hours including at least 5% of APSH in the winter months between 21 Sept and 21 March.* 3 of the flats at 168 have no main window wall within 90 degrees south and therefore the BRE standard is immediately compromised. Therefore it is especially important that the second part of the BRE standard about APSH is assessed. Without this assessment it has to be assumed that the ground floor flats at 168 will be deprived of reasonable sunlight, contrary to DM7.

The existing floor plan layouts of the flats at 168 Muswell Hill Road are shown below.

## Ground floor 168 Muswell Hill Road



## First floor and loft floor 168 Muswell Hill Road



168 comprises 5 flats and the private garden area next to the site is a precious amenity for residents. At present this has an open character eastern outlook with trees. The proposals would hem in the garden making it claustrophobic and the loss of trees would further degrade its value contrary to DM1 and DM21. Flat 1 is already hemmed in south side because of an extension thus reducing sunlight overall. The proposals would further degrade this important amenity. Overshadowing of the garden would occur from

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morning sun. The rear lounge room of flat 1 is particularly important to Ms Czapska because it is an oasis away from the noise front facing Muswell Hill Road. The front room is exposed to this noise and is long and narrow thus not affording the same lighting levels as the rear room, shown on photo below-



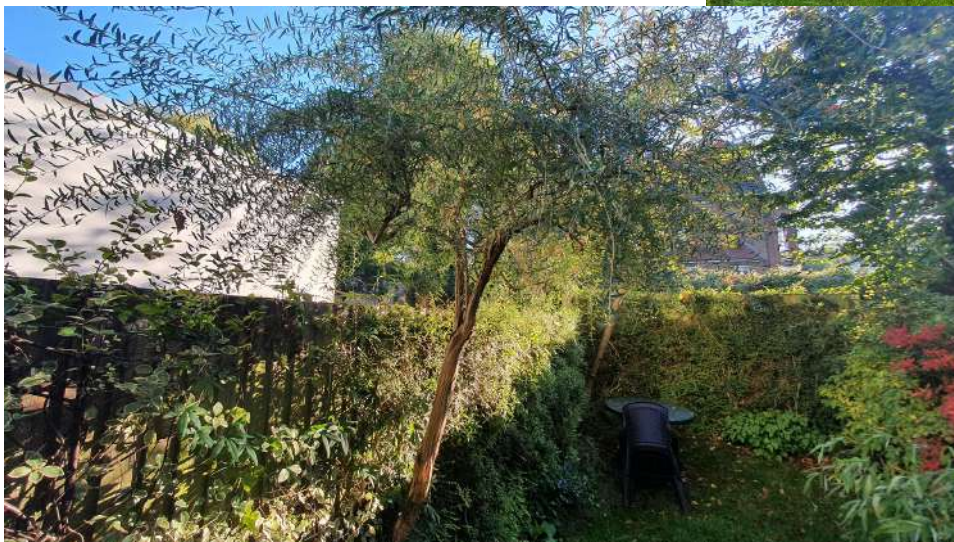
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It will be seen how much Flat 1 is hemmed by the flanking projections, as below. It is narrow with a narrow garden extending to the application site. The rear aspect is already constrained by the rear projection on flat 2 and 170 creating a tunnel effect. This makes the remaining open aspect over the site even more important. The outlook from the rear habitable room is shown on the photos below. The proposals would have a cramping effect and the natural outlook would change from being natural to a two storey zinc box . Sue Czapska the resident of this flat has serious medical illness and has also lost mobility in the last year due to spinal arthritis, stenosis and impingement on nerves. It is now very difficult for her to leave the flat. She therefore relies on existing amenities, including the green setting and the garden she has created over 44 years. She would also be unable to get away from her flat during construction noise. Construction noise including excavation close to the boundary and the claustrophobic effect of this crammed in house will be very difficult for Sue to bear.

#### **Right hand outlook**



#### **Left hand outlook**



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## Rear aspect of 168 Muswell Hill Road



The proposals would therefore fail to achieve a place with high standards of amenity for existing residents, as is required by NPPF para 35 and DM7

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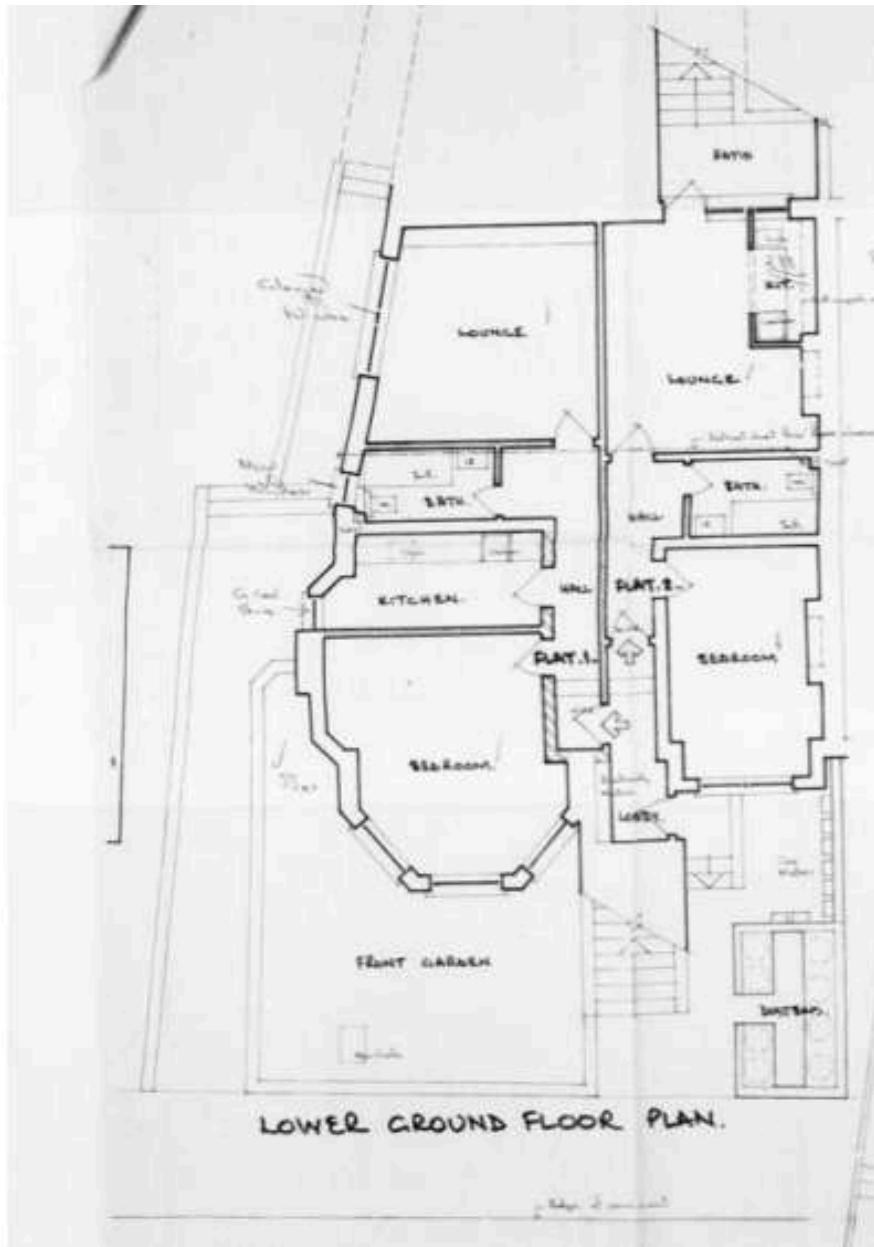
## Grounds of objection 3 - Adverse impacts on 47 Church Crescent

47 Church Crescent has been split longwise into 2 flats per floor including 2 lower ground floor flats. Thus many of the rooms have as sole aspect facing south across the application site. This aspect is therefore an important amenity for residents especially the lower ground flat facing the appeal site.

The proposed dwelling would be sited about 2m from the side elevation of 47 hard on the site boundary. It would located on and extend the full length of the side boundary of the site. The 2 storey mass would be located on this boundary. No sunlight or daylight analysis has been undertaken of the likely impacts on 47 Church Crescent. Given the limited separation ( about 2m) the impacts on this property would be likely severe.

The lower ground floor flat 1 contains numerous windows facing the application site which would be severely impacted by the new dwelling, including a bedroom and kitchen. The sole kitchen aspect faces the proposed 2 storey part of the new house. The kitchen faces south and would be affected by loss of afternoon sun. Kitchen windows are important as noted in para 2.1.13 of the BRE Guide which states *Living rooms and kitchens need more daylight than bedrooms, so where there is a choice it is best to site the living room or kitchen away from obstructions*. The layout of Flat 1 is shown below-

## Lower Ground floor 47 Church Crescent (flat 1)



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Flat 3 ( first floor) also has a main aspect towards the site. Three of the four rooms in each flat have a sole aspect towards the site. At present daylighting levels are reasonable as shown on the photos below.

### Flat 1- 47 Church Crescent



Bedroom

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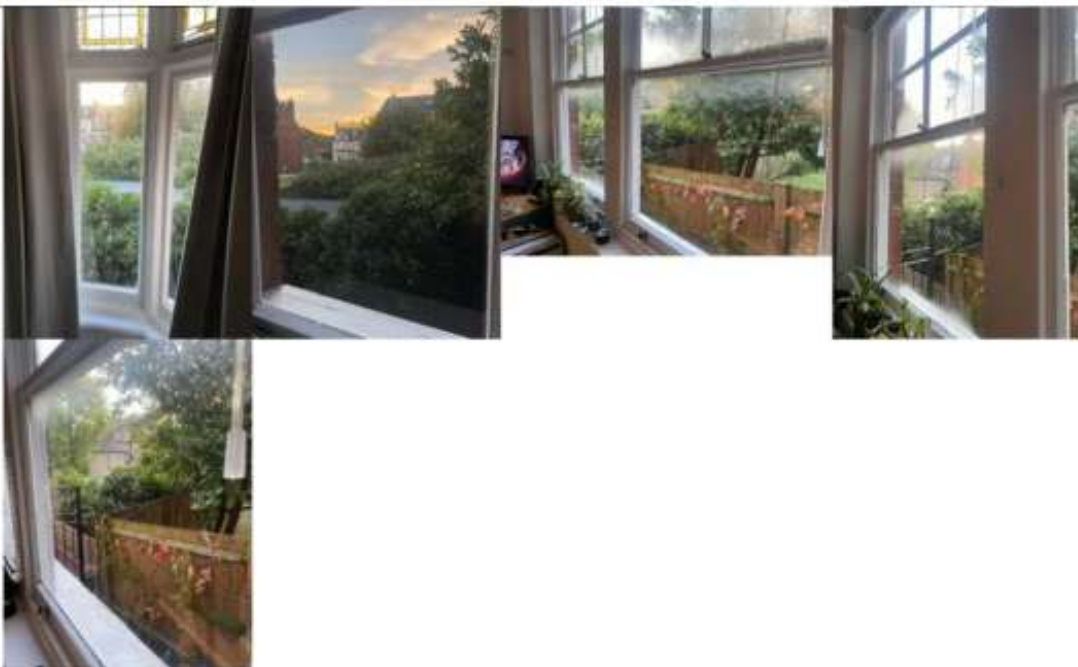
**Lounge Flat 1**



**Kitchen Flat 1**



**Flat 3 - 47 Church Crescent**



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All of these would be affected to a greater or lesser degree by the proposals. The south outlook would be severely impacted by the zinc “box”. No lighting analysis has been provided. The house would likely affect daylight into 168 habitable room windows because it would subtend the 25 degree angle ( para 2.2.5 of *BRE Site Layout Planning for Daylight and Sunlight*). Para 2.2.5 states that *If for any part of the new development this angle is more than 25 degrees a more detailed check is needed to find the loss of skylight to the existing building*. The 25degree angle would be blatantly compromised

The proposals would therefore fail to make a place with a high standard of amenity for existing residents as required by NPPF para 35 and DM7

## Ground of objection 4 - Visual impacts on street scene

The ultra modern design can be characterised as simple box forms on top of one another. This has no precedent in the area and would therefore appear as an alien feature in marked contrast to the richly detailed traditional large Victorian dwellings in the Crescent including 47 Church next to the site. The proximity of the two would further sharpen the contrast causing a visual clash. The brown zinc cladding is a further alien feature which would emphasise the metal container-like appearance of it. It would be difficult to envisage a more alien feature in the locality. As a general approach contrasting designs would better be sited away from neighbouring buildings so to appear isolated and less visual jarring in the street scene.

The adverse visual impacts would be exacerbated by the forward siting of the house forward of the building line right up to the back edge of pavement thus further emphasising the alien character of the development. This forward siting includes the two storey element forward of the building line. Church Crescent has a well-ordered and consistent building line which the development would disrupt.

The proposals would not therefore be attractive or add to the quality of the area as required by NPPF para 135 or relate appropriately or positively to the context as

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required by DM1 and DM7.

The front of the dwelling would be unattractive and defensive presenting a dour frontage to the street scene. There would be no natural surveillance and the front door would be hidden behind a fence at the back edge of pavement. This is more of a back garden approach to design. The proposals are therefore contrary to Standard 8 and 10. There is inconvenient access to cycle parking through the dwelling contrary to Standard 21.

Church Crescent is characterised by tall terraces which close off views to natural features at the rear. The site, being open presents a pleasant contrast with many mature trees visible in the background on higher ground. The proposals would shut off views of this openness by introducing development at the back edge of pavement which would completely obliterate views. The loss of this pleasant open green oasis would adversely affect the natural amenities of the area.

As already noted, the proposals do not include an assessment of tree impacts. The plan above show how the house is now sited even close to trees rendering their retention untenable contrary to NPPF para 136 and increasing carbon contrary to Standard 35.

DM7 opposes the principle of the development of garden land which comprises the western half of the site being formerly part of the garden of 168 Muswell Hill Road and is now overgrown and neglected having been acquired by the applicant. It is a well-established planning principle that the acquisition of curtilages in this way for redevelopment does not become acceptable over time for this reason alone. Otherwise many gardens would be long gone.

## Grounds of objection 5 - Heritage Impacts

As noted above, the submitted Heritage Statement relates to the previous withdrawn application, and has not been updated to assess the new proposals. As such, this is woefully inadequate because it fails to assess the impacts on significance as required under NPPF para 200 and DM9.

The previous design was for a conventional gabled 2 storey house set away from the

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boundaries and following the established building line. The proposals respect none of these parameters and are therefore “worse” in terms of adverse effects on the Conservation Area.

The applicant has not seriously assessed the proposals in relation to the significance of the heritage asset ( the Muswell Conservation Area sub area 4) as it is required to in para 200 of the Framework and DM9.

We maintain that the significance of the Conservation Area in relation to the site are the homogeneous large domestic and richly detailed Victorian houses which dominate and characterise the Crescent. Their terraced arrangement and bold appearance marching up the hill are a defining streetscape characteristic. The proposed development is completely at odds with this significance and would therefore detract from it.

The Conservation Area Appraisal notes that many of the buildings in Church Crescent are *Positive Contribution Buildings* including 47 next to the site and buildings opposite. It also notes the importance of trees and planting. The submitted Heritage Impact Assessment acknowledges that the significance of the area lies in the homogeneity of the building design. This is agreed and therefore it follows that the proposed dwelling does not respect this significance. In fact, this little dwelling would look alien alongside the grand bulk of 47 and 168. The modern box design, forward siting and closed aspect to the street all disrespect and are detrimental to the significance of the heritage asset. The HIA Impact assessment (para 6.2) in no way assesses the impact on significance.

The plot size is tiny compared to the established curtilages around as is the building mass, height size and form all contrary to DM1. In this way the proposals would not meet the Framework requirements echoed in DM9 that all developments must be sympathetic to local character and history and maintain a sense of place. The plot size is too small to facilitate a larger dwelling more in-keeping with Church Crescent but it doesn't therefore follow that the site has necessarily to be developed with a small dwelling. There are other development options e.g. new garages in an area with a deficit. The inadequacy of the site for a new house is revealed by the proposed provision of private amenity space at the front which again is completely out of character with the conservation area.

The uncompromising modern box design has no sympathy with the richly textured large

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buildings around. It would appear incongruous and alien in the street scene. It would not blend in with the surrounding architecture. Modern zinc facing materials bear no relation to the heritage context.

Open spaces and views are important components of conservation areas e.g. the Conservation Area Appraisal notes the important of the tree at the top of Church Crescent forming a focal point. The site and area behind is open to view providing long views of an area including mature trees. This provides a welcome natural contrast to the more densely built street frontage. It facilitates clear differentiation between the Church Crescent and Muswell Hill Road street scenes acting as a counterpoint and adding natural variety and interest to the conservation area experience. The proposed development would dilute this view and feature thus downgrading it. The natural treed current street view below would be obliterated by the proposals



The proposals would therefore harm the significance of the conservation area without

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any justification. Any planning permission for this development would therefore be contrary to the to the statutory duty of local authorities to preserve and enhance the conservation area. The proposals can be described as causing less than substantial harm to the significance of the Conservation Area in accordance with the Framework. In these situations this harm has to be weighed against any public benefits. Here, there are few as set out in detail above. Certainly, the most affected people, the community, are strongly opposed as witnessed by the array of neighbour objections.

Trees are legally protected in conservation areas but the proposals would decimate them with all the adverse effects on biodiversity and visual amenities.

The proposals are thereby contrary to paras 200, 206 and 208 of the Framework as well as DM9.

## Grounds of objection 6 - car parking

It is evident that in the locality there are limited car parking facilities within dwelling curtilages and redeveloping the site with secure lock-up garages could therefore meet a hidden demand. There are currently 6 car spaces on site with a potential for 8. As parking provision is constrained then parking stresses are a fact of life here although Church Crescent street parking is restricted to Permit Holders 11am-1pm Monday to Friday to deter commuters. No off-street car parking is proposed by the applicant.

The locality has moderate public transport accessibility and is graded at PTAL3. Where no parking provision is provided policy DM32 is engaged which sets out the criteria to be met. C(b) requires a minimum PTAL of 4 and therefore the proposals are contrary to this policy with no mitigating circumstances.

The London Plan parking standard for this medium density locality of PTAL 2-4 is up to 1.5 spaces for the 3 bedrooms proposed. Therefore, the likely 2 cars generated by this development together with the 6 lost would result in an extra 8 cars parking on local streets. In addition another space in the CPZ fronting the site would be lost. By any measure this is bad planning which will have a deleterious affect on the neighbourhood.

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It is unsustainable to allow developments which increase pressure on already congested streets.

There is a shortage of parking, and this will become more acute when a 41 flat development opposite in Muswell Hill Rd is completed. It only provides parking for 4 disabled residents.

## Grounds of objection 7- Drainage

The site is within a Critical Drainage Area within the Local Plan where policy DM26 requires flood prevention to be incorporated in all developments. A proper surface water assessment is necessary at this stage and cannot be reserved by a condition in the light of the almost 100% site coverage and known basement flooding history of the area ( the site is at the bottom of a hill). For example-

168 , Flat 2 - has a sump pump in the basement, which otherwise would be under water after rain.

170 , Flat A - needed to create a new access to the sewage drain about 18 months ago.

## Grounds of objection 8- harm to trees

The following trees on gardens next to the site would likely be destroyed because of the close proximity of the proposed dwelling. This reinforces the need for a new tree survey

**Sorbus** 168 Flat 1 - 10 metres High

**Hedge, Lonicera nitida** 168 Flat 1 - 7 feet high. Evergreen shrub covering the boundary fence, which has taken 45 years to achieve.

**Hornbeam** 168 Flat 2 - 10 metres High, 7-8 metres Wide and projecting over the site 3.5 metres or more.

Would certainly be destroyed.

Would have a huge effect on view from all 168 Flats

Would be a big effect on view from the Street

**Elder** } All 170 Flat A

**Fruit/Blossom Tree 1** } All along boundary with site

**Fruit/Blossom Tree 2** } All 7.5-8 metres High

**Laurel** }

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The affected trees are shown below -

**The Elder [7.5-8 metres] at 170 and Sorbus [10metres] at 168**



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**Hornbeam (10m) from 168 Flat 3**



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**Elder Flat A 170, Sorbus Flat 1 168, and Hornbeam Flat 2 168 [left to right] as seen from Flat 5 168. All likely to die**



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**Fruit trees in the garden of Flat a 170 likely to be destroyed as on the boundary of site.**



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## Conclusions

The proposals are poorly presented with old supporting assessments relating to the previous withdrawn proposals. Accordingly, no serious tree or heritage assessments have been submitted which are necessary for the proper assessment of biodiversity, visual amenities and impact on heritage significance. The submission is further lacking in terms of natural lighting, biodiversity net gain, land contamination, carbon reduction, and surface water disposal.

The site is untidy and overgrown and appears to have been deliberately run down in the hope that this will persuade the Council to grant permission for housing on site. However, this doesn't alter the fact that the loss of gardens for development is unacceptable in principle and that the site is too small.

The development would have a serious impact on daylight and sunlight presently reaching the flats at 168 and 170 Muswell Hill Road and 47 Church Crescent. Overshadowing and visual intrusion would also occur to the outlook of the flats which rely heavily on their aspects across the site. Loss of neighbouring trees would occur

The ultra modern design is out of context with the Victorian Conservation Area and its proximity and siting close to Church Crescent forward of the building line would result in an alien feature with unfortunate consequences for the significance of the heritage asset and visual amenities.

The development would fill almost all of the site making the design of surface water system challenging if not impossible in a designated critical drainage area.

The proposals would result in the loss of car parking provision on site and increase car parking demand on surrounding streets in a locality with a moderate PTAL rating and with limited parking within curtilages. This increased unsustainable congestion would arise.

The proposals fail to incorporate sustainable carbon reduction measures and would result in a loss of biodiversity.

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The development would therefore be wholly unsustainable contrary to national and local planning policies and should be refused planning permission. Other options for redevelopment can be considered.