

Mr Keyte
Planning Services
Fifth floor
Alexandra House
10 Station Road
Wood Green
N22 7TR

Mr Gowar
Mrs Wellesley Gowar
69 Talbot Road
Highgate
London
N6 4QX

RE Planning Application HGY/2024/2356
67 Talbot Road, London N6 4QX

Dear Mr Keyte

We are residents and neighbours of No.67, at No.69.

Having been residents at No.69 for 12 years, we have several concerns regarding the proposed development, listed below.

In the '449 Design Heritage and Access Statement.pdf' it states two points that we know are not true.

"5.0 Daylight / Sunlight

The separation to the neighbouring property and its windows, coupled with the lowered eaves along the side boundary will ensure that the proposal does not affect the neighbouring property's amenity."

We have evidenced our response in the points made with accompanying pictures below.

"9.0 Consultation

The applicants have discussed the application with both neighbouring occupants at no 69, and they have not raised any concerns."

This is simply not true.

We knew nothing about the proposal from neither the council nor the architect. It was only when one of the owners of No.67 came around personally to inform Mrs Wellesley Gowar on the 5th of September, that anything was known. If consultation had been made, then the access statement would have known about health issues as mentioned below, as well as our worries about the proposal itself and we may have together come up with an acceptable plan, as our neighbour at No.71 had done.

Below is a summary of our reaction to the proposal.

The proposed structure is overbearing, with more impact given that it is uphill from us, so it would look down on us even more imposingly than if on a flat road. This is not made clear on the proposal. The ground floor level of No.69 is only "assumed" on the plan.

This would block out a great deal of light from our already sun-limited Northeast-facing garden and seriously affect the family's enjoyment of it. The impact on this amenity is not clear from the proposal because there are no compass bearings on the drawings except for '449-050 PL1 - Site plan as existing.pdf' and '449-100 PL1 - Site and location plans.pdf'.

A proposal of this magnitude extending onto the boundary of No.69 and at height not specified, would plunge No.69 into darkness for much of the day. There would also be loss of light to No.69's kitchen window, utility room window and back door window at ground floor, as well as cloakroom window and bathroom window at first floor, due to being shielded by the raising of the back portion in the proposed extension and the proposed bedroom 5.

This is important as an Occupier of No.69 is housebound with a chronic condition, so needs as much light as possible to permeate all areas of the house. All of the rooms on the righthand side of No.69 would be negatively affected. Since the illness is breathing related, any building works could, of course, be seriously deleterious. Moreover loss of light will seriously impact the mental health of any housebound person.

The 2450mm headroom in bedroom 5 (the 6th bedroom) would mean the structure would need to be over 3m from the inside finished floor level and that's not "slight" as described on the access statement. The raising of the 2nd floor storage would result in significant light loss as it's 78° east facing, so light as mentioned is already at a premium.

The side passage, which is an important amenity for a house of this size, would be lost at No.67 and is pushing the structure out of the established building line. For No.67 it would mean the only route to the back garden or from it with garden waste or debris would be through the kitchen or the living room. It would be a mistake to think that is of little consequence, as it is effectively making a semi-detached house have the access of a terraced house.

The photographs in the access statement don't show the impact on No.69's windows. We would be staring at a brick wall. Although they do show the shadow already cast upon No.69 from the existing building.

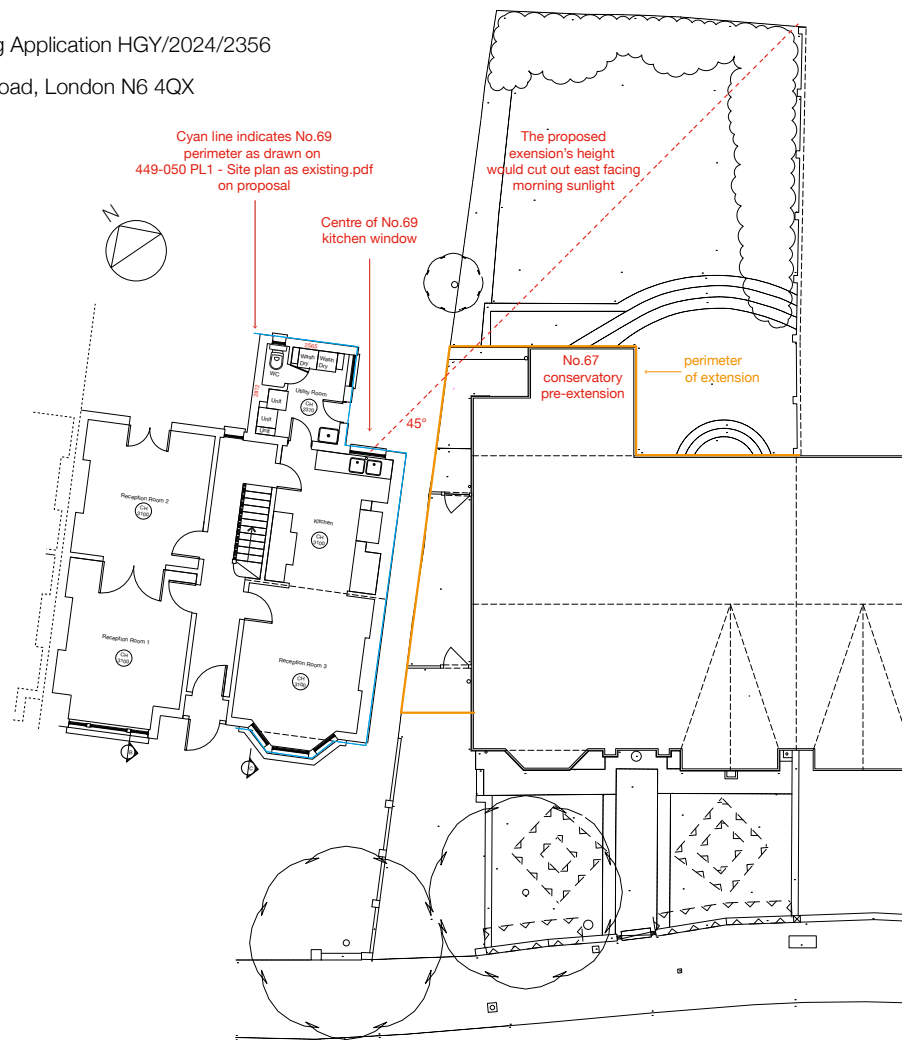
No.67's existing bathroom currently has clear glass, recently changed from obscured. It should be at least half obscured as it looks directly at No.69's windows. The bedroom 5 single bedroom window, if approved, should also be part obscured since it will also overlook No.69.

Whilst there is no concern for anyone improving their home, the scale and scope of the works proposed present several issues.

Thank you for your time and attention,

Yours sincerely

Mr Gowar and Mrs Wellesley Gowar
69 Talbot Road, London N6 4QX



This light-giving area to the kitchen of No. 69 would be lost.



This area of sky would be lost.



The windows on ground and first floors would be in the shadow of the proposed extension.



Utility window would be in permanent shade.



Light to the kitchen would be severely compromised.



Raising the roofline here would block light to No. 69's bathroom.

