

14 Grange Road

Highgate

London N6 4AP

13 February 2025

Dear Sirs

Application HGY/2024/1676 – 6A Grange Road, Highgate, London N6

It appears that the application we objected to previously has been updated and thus warrants our comments. There is nothing in these updates that answers any of the questions and objections raised in the previous correspondence by us and other interested parties. We remain resolutely against the scale of the building, its impact on our neighbours and the disregard for both trees and watercourses that are self-evidently of little interest to them and thus repeat our original objection to this development.

We are not structural engineers but are very happy to rely on the opinions of Alan Baxter who has the most knowledge of the potential impact of this building and we stand foursquare behind the comments by the residents of Grange Road in particular Nos 8, 6 and 1.

With regard the new additions and alterations proposed we further comment.

Heritage Impact Report

This report is an attempt to reclassify the road as Suburban rather than semi-rural a well established fact based upon Highgate Conservation Advisory Committee, and the Highgate Society. There is no justification for a building of the size proposed for the infill site other than a desire to maximise the profitability on sale. Are we to sacrifice this wonderful road at the hands of a commercial developer who overpaid for the site and now needs to claw back their margin?

Trees

We note that the RPA of both the listed trees are still potentially at risk even from the revised plans and on that basis needs to be completely rethought, taken in line with the above comments in over massing on the site must lead to the conclusion that a completely new design is required

Our neighbours quite rightly are concerned not only by the infringement of the right to light and invasion of privacy, adding these elements to the comments here and the rigorous examination by Alan Baxter as to the inadequacy of the BIA we reiterate our objection to this overblown development. Most importantly the conclusions of the Campbell Reith team as stated in their report are most damning in terms of the professionalism of the developers.

As a broader point we ask that any permission eventually given for this site should include a condition that damage to the delicate surface or infrastructure of Grange Road caused by construction vehicles must be repaired at the applicants' expense. We trust that all evidence is considered in this matter and that the proposed building design must be declined.

Sincerely

David and Lou Edwards