



10a South Grove, Highgate N6 6BS

Dear Mr. Chan,

HGY/2024/2217 & 2025/0065 (Listed Building Consent): 92 North Road, Highgate N.6.

Firstly, we understand that neighbours were not notified of these applications, despite the likely impact of the rear extension on their amenities,

It is clear, from concerns raised with us by neighbours, that this application will have a significant adverse impact on their amenities and living conditions in terms of overlooking and, in the case of adjoining neighbours, light pollution, overshadowing and closeness to closeness to living area windows which will result in the windows of the extension looking directly into those houses.

As regards Listed Building aspects, this is a notable early 19th century Grade II building, so the addition of Crittall units to the front area basement entrance would be completely inappropriate and cause substantial harm. We understand that full drawings of what is being proposed have not been provided, which is unacceptable for an application for Listed Building consent, suggesting that the application should not have been validated in its present form and should not be considered until all the necessary drawings are provided.

Indeed, in this connection we are given to understand that approval HGY/2021/0379 for 90 North Road included specific conditions limiting what works may in future be carried out “to avoid overlooking into the adjoining properties and to comply with Policy SP11 of Haringey Local Plan 2017 and Policy DM1 of DPD 2017. It is therefore clear that the same considerations should apply to 92 North Road as regards impact on neighbours.

In addition, the proposal would introduce a large area of glass into an area of gardens which is currently subject to minimal lighting. This would be significantly alien both to the style of the house and to the character of the area of back gardens and introduce an unacceptable level of potential extra light disturbance which will harm the amenities of residents and also impact on nocturnal wildlife into a large area of back gardens which is currently

It is therefore clear that the proposals would both adversely impact the amenities of neighbours and cause harm to the Heritage Assets of the Listed Building and the wider Conservation Area and should be refused in their current form.

Yours sincerely

Michael Hammerson

for the Planning Committee, the Highgate Society