

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/1885/P	Anne Alfred	24/08/2023 15:03:58	OBJ	Objection to 147 Highgate Road Application 2023/1885/P

As a resident of 1A Wesleyan Place, located directly behind 147 Highgate Road, I greatly object to this building application.

As stated in the objection submitted by the DPCAAC, the rear outlook of 147 Highgate is highly complex. Four locations of full-time residences already surround the proposed build site, including 1A Wesleyan Place, 1B Wesleyan Place, 1C Wesleyan Place, and 149 Highgate Road. Natural light and privacy would be significantly impacted for 1A, 1B, and 1C Wesleyan Place by this build, and noise levels and cooking smells would certainly increase for an already tightly built area that the four existing properties make up.

As a listed property, the first of four listed terrace houses on Wesleyan Place, 1A Wesleyan Place would be critically affected by this proposed build. Our small courtyard garden (2.1m x 4.4m) backs up directly to the back boundary line of 147 Highgate Road. A residential build would hugely infringe on our privacy as we use our courtyard for gardening (in pots) all year round, and relaxation when the weather permits. Our kitchen has two functioning windows and our back door, all opening into our courtyard. Not only the natural light, but fresh air and extended living space to our kitchen are features of the courtyard. My partner's office, also located on ground floor, has a full, functioning window that also looks out and opens onto the courtyard. The clear invasion of our privacy and the robbing of natural daylight to our courtyard and back rooms is unacceptable. Our large bathroom window on the first floor looks directly onto the current flat roof of 147 Highgate Road. Although the Council does not deem a bathroom a living space, the proposed build would again invade privacy to our home and rob natural light from space we use daily.

The lack of detail regarding the use of the ground floor at 147 Highgate Road, and its waste storage and pick up locations is concerning. If it is to be a commercial building, what type of business(es) will be allowed to occupy the space? The old Village Café that occupied the space previously produced foul kitchen smells for many years. In addition, there is no detail about the waste storage and pick up location for the proposed living spaces either. Wheeled bins on Wesleyan Place already occupy a full time place on the pavement (at 1A we use a small lidded recycle bin and bin bags, carried out front the evening before and/or on the morning of collection day). Surely the number of residents and the waste and noise that comes with that number should be carefully considered by Camden Council in an already built up residential and commercial environment. That this is a conservation area, with listed buildings of supreme character and history should only support the absolute clarity with which this application should be refused.
