

## EVANGELIST ROAD RESIDENTS' ASSOCIATION

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To: Neil Macdonald  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street, London WC1H 8ND

21 October 2013

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

**Re; applic no. 2013/5947/P – Greenwood Place and Highgate Centre, Highgate Road, NW5**

Dear Neil Macdonald

I am writing on behalf of Evangelist Road Residents' Association to object to the proposed development in Greenwood Place.

Our primary concern is that the proposed residential building fronting Highgate Road is on a scale that is out of keeping with existing buildings and it will negatively impact the neighbourhood. It is much too big and bulky. Linton House is a large and tall historic building. The proposed building is expected to be another storey higher than Linton House which is completely unacceptable. Indeed recently the Council turned down an application to put another storey on Linton House itself. It also negatively affects the streetscape view which is bordered on the other aspect by the church. The height and bulk create a very overbearing aspect.

In addition, what is now green space will be intensely built on. On what is a very urban street, full of traffic, we should not be losing green space but gaining it. There is no attempt made to achieve any landscaping on the Highgate Road frontage, a road which desperately needs a break from the harsh aspect it currently presents. This should be an opportunity to improve the streetscape – something that is desperately needed on this lower stretch of Highgate Road.

The design does nothing to reflect the existing style of Victorian buildings in the area and looks more like an office than what should be an interesting residential development. This is an opportunity to create an architecturally interesting building and it most definitely is not. I would refer you to the new building on Chester Road which as well as being a passivhaus building is a pleasing and interesting building to look at.

Further, it seems unacceptable that virtually all of the apartments will not be available as social housing when there is such a need in this borough for decent homes. To sell them off to private buyers at inflated prices helps no one except the Council itself.

A development of this size will create a substantial amount of traffic, whether from residents or those working in or visiting the various centres. The streets around cannot take any more cars, whether visiting or permanent resident.

In addition, the area does not need any further restaurant/cafe space. There are many such places in the neighbourhood and new ones will create more traffic and noise. Some interesting local shops would be welcome but that would depend on the rental rate you would charge for such units.

The development as it stands should not be granted planning permission.

Please inform me of the committee date.

Belinda Wakefield  
Secretary, Evangelist Road Residents' Association