



Dear Ben Le Mare

I am writing on behalf of Evangelist Road Residents' Association to object to the application above to build 5 houses and offices on the site at 1A Highgate Road. The reasons are as follows:

- The site is a very constrained site with extremely poor access. The intended building development is much too large and dense for such a site. The properties themselves are very close together and with the surrounding buildings will create an enclosed effect.
- A gated development is very isolating and does not add to the sense of community in the area.
- From the aspect of the listed buildings on Highgate Road, there are issues of overlooking, unacceptable loss of daylight and sunlight to several existing windows and gardens (see the applicant's report), noise from the roof terraces and other outdoor spaces, all of which results in damage to their setting, outlook and amenity.
- There is no construction management plan submitted and no development on this site should even be considered without one. The only access is a very narrow alleyway onto a very busy main road and highly unsuitable. This alleyway also provides the access to the rear of the Bull and Gate pub.
- Such a development will bring more cars into the area. 'Family' properties, if these are designed as such, will want a family car. The area is already full and no further permits should be granted.
- The old cobbles should not be partly replaced by concrete - this is a historic feature that should be retained.

Any development on this site should be on a much smaller scale to reflect the constrained nature of the site and its surroundings.

Please notify me of the committee date and outcome.

Regards

Belinda Wakefield
Secretary, Evangelist Road Residents Association
15 Evangelist Road, NW5 1UA

