

29 October 2014

Jonathan McClue
Development Management Team
Town Hall Extension
London Borough of Camden
Argyle Street
London
WC1H 8ND

Dear Sirs,

**PLANNING APPLICATION REF 2014/5771/P
5 HIGHFIELDS GROVE, LONDON N6**

D&G Block Management Limited is retained by Highfields Grove Management Company who act on behalf of the residents of Highfields Grove estate in relation to the above application.

The Management Board have obtained a report from Bryan Hunt who was the architect involved in the design and construction of Highfields Grove estate.

The proposed development has been fully considered and discussed and there have been consultations with immediate neighbours. As a result of these meetings and discussions, the Board confirms their objection to the current proposals on the following grounds: -

1. The proposal will produce a totally unacceptable ratio of building to site area of 68%. This is far in excess of the 33% average density, a ratio adopted when the estate was designed. We would bring to your attention that "permitted development rights" were removed when the estate was granted consent. The Company is aware that this does not imply consent would be refused for extensions, but is an indication that density was an issue at that time.
2. The proposals introduce a 3 storey development where the existing property is 2 storeys.
3. The existing property, one of the two largest on the estate, has 8 rooms. The proposals add a further 6 rooms which the Board considers wholly inappropriate.
4. A substantial property comprising 14 rooms and including a self contained flat, only provides onsite parking for two cars. There are no available spaces for additional parking on the estate road for owners or visitors.
5. The proposals include the addition of a self contained residential unit incorporated in the design to create two habitable units where there is currently only one.



RICS



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6. The removal of trees (eleven in total) and the increased visual bulk of the property would cause a significant loss of amenity and change of character to the estate.
7. The proposals will remove the current allocated space provided for the storage of waste bins.
8. Were consent granted, this would create a precedent for the rest of the 23 houses on the estate to substantially increase their size and bulk. The estate already has a relatively high density ratio and any significant increase would substantially change the character of this carefully designed estate.

For your information, a similar application relating to House 20 was refused by Camden Planning Department in 2010. We consider that the current proposal should be refused on the same grounds as given in this previous decision.

Finally, please note that no Notices were posted or sent to the residents from the Planning Department in relation to this current Application. The residents only learnt of this application from the architect acting for house number 5.

Could the Company and residents please be kept informed of any further applications.

Please can you acknowledge receipt of this letter to Patricia Barham, of D&G Block Management Limited.

Yours faithfully

D&G Block Management Limited
On Behalf of
HIGHFIELDS GROVE MANAGEMENT COMPANY LIMITED