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**From:** Chivers, Jennifer  
**Sent:** 18 August 2015 16:19  
**To:** Planning  
**Subject:** FW: Planning Application 168 Highgate Road (Bull and Last development)

Jennifer Chivers  
Planning Officer

Telephone: 0207 974 3303

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**From:** henry penn [mailto: [REDACTED]]  
**Sent:** 17 August 2015 19:38  
**To:** Chivers, Jennifer  
**Cc:** Louise Mason  
**Subject:** RE: Planning Application 168 Highgate Road (Bull and Last development)

By the way, we are resident at 3a Woodsome Road NW51RX.

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From [REDACTED]  
To: jennifer.chivers@camden.gov.uk  
Cc: [REDACTED]  
Subject: Planning Application 168 Highgate Road (Bull and Last development)  
Date: Mon, 17 Aug 2015 18:34:11 +0000

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I have the following concerns.

With regards to a new 3 storey building.

The development of the flats will have a significant negative impact on the light received in our property, particularly adversely affecting the ground floor. 1A; 3A and 5A are bordered to the rear by a 4 storey building 12 feet from the boundary; the light that reaches 1A and 3A is predominantly from the northward aspect (Bull and Last-facing). The houses on the other side of Woodsome Road, on Highgate road, and Croftdown road will be affected similarly.

The chosen facade for the flats is dark and will exacerbate the reduction in light received by our property. I also think it is out of keeping with the rest of the conservation area, where there are no black houses to my knowledge. In my view the chosen facade would better suit a mortuary or an undertaker's firm.

Developmet in gaps between buildings is contrary to the Dartmouth Park Conservation Area Appraisal and Management Strategy, as quoted below

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- **Development in Gap Sites**

Gaps between buildings represent an important established feature of relief in an otherwise densely developed environment. These are formed;

- between semi-detached and detached properties,
- adjacent to road junctions
- at the end of terrace rows and,
- when the rear garden of corner buildings runs parallel to an adjoining road

The Council will resist development in these areas.

The roof of the flats include an angled glass roof, that will significantly add to light pollution, as well as having a view directly into the upper floors including bedrooms in 1A, 3A and 5A.

The windows of the flats will look directly into the windows at the front of 3a, into the kitchen, living room, and two bedrooms. Our privacy will be negatively impacted. In turn we will have a view into two bedrooms and a living room.

I cannot see on the plans for the flats where refuse, recycling and cycles are expected to be stored (in the event it is a car free development). One presumes it would not be permitted to be on the street?

The roofline of the building is not in keeping with the rest of the street, and is contrary to the Dartmouth Park Conservation Area Appraisal and Management Strategy as quoted below:

2. (Highly important are the roofscapes, to which the original roofing materials make a significant contribution, and sightings of significant buildings)

The new flats entail excavation of a basement. In regard to the impact of such works, the supporting documents include an assertion that there is no evidence of shrink swell subsidence in the vicinity. This is incorrect. The Landmark information group describes signs of shrink swell subsidence including 'seasonal opening and closing of cracks' - a phenomenon certainly seen in 3A Woodsome Road. They also highlight that 'The London Clay formation (which underlies most of the Greater London Area and Hampshire) is particularly susceptible to shrink-swell behaviour (Jones 2006). In a study of subsidence claims, related to shrink-swell clays, the London Clay is described as the most commonly encountered problem soil' (Crilly 2001).'

<http://www.subsidence-support.co.uk/downloads/Property%20Assure%20Guide%20to%20Subsidence.pdf>

I have concerns around the basement extension making the area more prone to flooding and subsidence.

New flats will put additional strain on local facilities, in particular parking and schools which are already over stretched.

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The designated area for the flats currently provides an important source of storage and facilities to the Bull and Last. In particular it houses 3-4 industrial size rubbish bins which are emptied daily. We would question where these bins are going to be stored in the future and are concerned about the hygiene and sanitary issues associated with them being kept on the street.

With regards to the development of hotel facilities/pub.

The development of a lift in the street for the Bull and Last to have deliveries to and refuse collections from also seems contrary to the Dartmouth Park Conservation Area Appraisal and Management Strategy

'As such the Council will normally resist basement development fronting the highway due to its impact on the appearance of the conservation area. ' I have concerns in addition as to whether it will create more noise pollution.

The owners are following a long line of selling off a community asset or part thereof for private housing (and private profit) - see the Dartmouth Arms, the Steeles, the Mansfield bowling club for other examples.

The Bull and Last already generates a significant amount of noise pollution. Deliveries start before 5am; and there are often drinkers in Woodsome road in spite of the signage forbidding this; and the license runs until midnight meaning late night disturbances are common. Staff leaving the premises also generate noise late at night. The addition of hotel facilities will be likely to exacerbate this given the additional deliveries required, the extended opening hours, guests present all night and staff required to be on site at all times. We consider that operating a 24 hour business in a residential area is not appropriate.

We also have concerns regarding light pollution. The Bull and Last currently has external flood lighting which is very bright and on the occasions when staff fail to turn it off after closing time, it is sufficiently intrusive as to disturb out sleep. We assume that the hotel will be prevented from keeping its lights on all night and that appropriate measures will be taken to ensure internal lights are not kept on during night hours.

The timing of this application is unfortunate, coming as it does in the middle of the summer holiday period when many affected residents are away. Moreover, there have been delays in issuing notice to those affected. The letter from Camden council letting us know of the plans and asking for comments gives three weeks from the date on the letter to respond. The date on the letter was 29th July; it arrived on 7th August. This leaves 2 weeks for recipients to respond in the middle of the summer holidays - surely this is an inappropriately short time frame?

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