

10A South Grove

London N6 6BS

4 December, 2015

James Clark

Planning Solutions Team

Planning and Regeneration

London Borough of Camden

Town Hall

Argyle Street

London WC1H 8EQ

**By email only**

Dear Mr Clark

**RE: Planning Application Reference 2015/5899/P – 16 Millfield Lane, London, N6 6JD**

On behalf of the Highgate Society, I wish to submit the following comments on the proposals to construct a new gated vehicular entrance to 16 Millfield Lane, Highgate, as per the application reference above.

We would firstly point out that it is difficult to assess this application fully as key documents have yet to be provided, e.g. the Construction/Traffic Management Plan and the Landscaping Design Plan.

Nonetheless, we believe that the siting of the proposed new driveway is not acceptable for the following reasons:

1. Its situation immediately adjacent to number 22 is likely to have a negative impact on the amenity of that property. The sliding gate which currently exists, adjacent to 12A, is noisy and the comments to this effect from the owner of number 22 should therefore be given due weight and consideration.
2. Millfield Lane is extremely narrow at this point. Visibility on egress from the driveway will therefore naturally be hindered to the southeast due to the nearby bend in the road, and we note that the splays provided by the applicant appear to support this conclusion. This is likely to lead to traffic safety issues.
3. There is also extremely limited pavement space along this stretch, on a route which is heavily used by pedestrians for access in and out of the Heath. A vehicle entrance at this point is thus likely to cause safety concerns for pedestrians, particularly given the fact that it will be enclosed within a high, solid fence, preventing full visibility for drivers until they have already crossed onto the pavement.

We are finally concerned that the accopanying Tree Report seems to propose the removal of more trees than necessitated by building alone, and that these trees serve as a valuable remaining element of screening to the house at 22 Millfield Lane, which has already lost a degree of privacy due to the enlargement and extensions at number 16. Other screening trees to the southeast (Ts 1, 10 and 22) are also recommended for removal in the Report. The substantial level of pruning, pollarding and thinning suggested, some of which has recently been carried out, will furthermore be likely to result in a deterioration in the extent and quality of greenery and landscaped coverage in the vicinity, both of which are significant aspects of this part of the Conservation Area.

On the basis of the above points, the Highgate Society objects to the current proposals to relocate the driveway at 16 Millfield Lane, Highgate, application reference 2015/5899/P.

Yours sincerely,

TR Blackshaw

Highgate Society Planning Group

Disclaimer:

The Highgate Society is an unincorporated association established for the public benefit. It endeavours to ensure that the information it provides as a free service is correct but does not warrant that it is accurate or complete. Nothing in this correspondence constitutes professional or legal advice and may not be relied on as such. In no event will the Society be liable for any loss or damage including without limitation, indirect or consequential loss or damage or any damage whatsoever arising from any objections, criticism, advice and information it provides.