

Diane Ross Flat 1A Highgate Road  
Mrs P Gibson Flat 3C Highgate Road  
13.12.2015

**PROPOSED DEVELOPMENT AT 1A HIGHGATE ROAD TO BE SUBMITTED 14.12.2014**  
**JACQUES SAMUAL PIANO WAREHOUSES**

For the Sole attention of  
The Chief Planning Officer  
London Borough Camden Planning Committee

Our very serious concerns and opposition to the afore mentioned development are **clearly noted as additional comments** to Ellis Miller's (developer) original PDF consultation documents sent to you as attachments with this Letter of Objection to this Planning Application. Please see OBJECTIONS 1,2,3 attached+ 13 Photos

Please consider that :

1. Invitation to attend (**POST Local Authority Pre-Planning meeting**)  
Public Consultation meeting was only delivered to 3c the only unoccupied flat, resident being on holiday.
2. This meeting was a clearly a STATEMENT OF INTENT and not a consultation. The last minute date of this meeting clearly allowing as little time as possible for our concerns to be considered before the intended date for Planning Panel submission (as indication in follow up correspondence from developers to residents).
3. Previous smaller proposals for a far less intrusive development schemes have been successfully challenged with regard to light resulting in light reduction. Even though, they were met with more positive suggestions for amendments by local residents.
4. Access is restricted to small alley between Bull and Gate Public House and 1A bedrooms for Building Works. **Both Properties are Listed.**
5. It has previously been impossible to manage **out of hours delivery** times of building supplies to pavement outside gate of 1Highate Road or **work start times** of contracted builders. Resulting in extremely challenging early a.m. noise disturbances.
6. All tenants in 1 and 3 Highgate Road are already completely disrupted by external night-time noise from patrons and business operations of all three alcohol licensed Venues in the immediate area. The Bull and Gate, The Forum and The Ladies and Gentleman Cocktail Bar.  
(Licensing Officers currently involved on our behalf)
7. Proximity of intended rubbish store will once again lead to further rat infestation of our gardens. Only just successfully remedied with joint concerted effort and investment by tenants.
8. This current proposal will be a gross over-development of a small space and will lead to our houses and neighbouring Listed (Protected as of Historical Relevance) becoming part of a small housing estate.
9. The Bedrooms of Flat 1A share a wall with the proposed entrance with no sound proofing/insulation whatsoever. This is unacceptable considering the intended increased footfall and overall use of the planned access gate by new tenants and services to Bull and Gate.
10. We are also concerned about access to the fire service should there be an emergency. We need written assurance from the Chief Fire Officer that he is satisfied that there is adequate access.

Yours truly

Diane Ross 1A Mrs P Gibson 3C Sec. Highgate Rd Residents' Group.  
CC Cllr Meric Apak

## Landscape Isometric Diagram

Horrendous existing volume/acoustic problems with this space already, without additional height to surrounding buildings.

Proposed TALL TREES even more light lost from shorter distance to properties 1 and 3 Highgate Road.

1. Additional security threat to our properties with dramatically improved access to garden via wall 1A  
2. Additional noise disturbance to both bedrooms at 1A

Additional security threat to our properties with dramatically improved access to garden via wall 3A

**GARDEN 1A IS HERE SOMEWHERE**

2 bedrooms on this side of this wall same level as development entrance.

Additional noise disturbance from Pub collections/ deliveries out of hours using these gates as well as footfall of new residents.

Front BEDROOM WALL (Basement level at front my side = Ground level development side SAME LEVEL)  
Rear BEDROOM WALL (Ground level both)

Bedroom window about a metre away from steel gate.

Bathroom window here!  
Building Entrance Upstairs  
NOT AS SHOWN HERE

THIS IS NOT A SUITABLE ACCESS POINT FOR DELIVERIES TO A DEVELOPMENT PROJECT OF THIS SIZE. Obvious out of hours drop off point being pavement in front of 1/3 Highgate Rd as has happened previously

- 1: Steel gate and signage
- 2: Dark to light cobblestones
- 3: Bin store with wildflower roof
- 4: Wild flowers and grass planting
- 5: Steel planters
- 6: Tall silver birch trees
- 7: Perforated steel panels
- 8: Canopy and signage entrances
- 9: Green roof
- 10: Commercial Unit
- 11: Residential Core
- 12: Residential Unit
- 13: The Bull and Gate
- 14: 1 Highgate Road
- 15: 3 Highgate Road



View from railway line



Gap behind this wall is the only the width of two cars (see photo B provided). Is this sudden drop down to railway lines not going to cause serious subsidence damage to planned and existing properties.

Around a 5 metre drop

late morning to mid afternoon sunlight to rear of 1/3 houses and gardens

10.8m

10.8m

10.8m

6.0m

Stair Core

Entry Lobby

Hall

Bedroom

Kitchen

Bedroom

Bedroom

Bedroom

XXX

Only natural light to hall stairs

Tail trees will overshadow our homes/ gardens

Planters improve unwanted access to properties 1/3 Highgate Road

















