

Please add these to the previous response/objection that I have submitted to make sure that we are all very clear and up to date. thank you.

Diane Ross  
FlatA 1 Highgate Road

# 1.0 Process

## 1.3 Statutory and Local Consultation

### 1.3.2 Pre-Application Meeting 2015/5828/PRE

A Pre-Application Meeting was held on the site with LB Camden Senior Planning Officer Fergus Freaney on 10th November 2015, during which time the team presented the outline proposals for a scheme comprising 16 flats and 2 commercial spaces.

Following the meeting, the team received feedback on 22nd December 2015 and updated the scheme to address key concerns raised. These have been summarised below;

**Commercial Space:** "With regards to the proposed scheme the Council has concerns with the reduction in proposed B1a office space. The previous scheme would have provided approx. 193sqm, whereas the proposed scheme is now only proposing 144sqm. As there is a significant increase in the amount of residential floorspace being provided this balance is not considered to be appropriate or acceptable."

**Response:** The level of employment floorspace has been increased to 460 sqm to provide flexible premises suitable for new, small or medium enterprises. The balance between uses has also been addressed by reducing the number of residential units from 16 to 9.

**Outlook:** "Whilst restricted outlook at ground floor level may have been acceptable in the previous scheme this was due to them being dwelling houses spanning a number of floors and as such the opportunity for outlook on other floors was available. The current proposal is not considered to be acceptable in this respect."

**Response:** All residential accommodation has been omitted from ground floor and replaced with commercial use.

**Scale:** "The previous scheme read as a predominantly 2 storey mews type building with modest mansard type 3 storey additions. The proposed scheme reads as a much more solid, bulkier and taller 3-4 storey building and although there is articulation on the façade it is considered that this will be insufficient to avoid the impression of a continuous built form in views from Highgate Road and Regis Road across the railway."

**Response:** The proposed fourth floor has been omitted. The proposed building has been revised to appear from the rear of the listed buildings as a 2 storey mews style building with a set-back third floor mansard roof with dormer windows.

**Materials:** "The use of metal panels however is not considered appropriate; the use of contrasting brick colours could be employed with a better outcome."

**Response:** Metal cladding to the facade has been omitted and limited to the mansard roof. This reflects the industrial nature of the site and matches the roof material of the existing warehouse and surrounding back land buildings.

**Site Layout:** "The prominent listed buildings and backland nature of the site would lend itself better to a mews type development formed around a street rather than a courtyard, as was more the case with the previous proposal."

The existing alleyway widens into a street fronted by mews type buildings. The widened street provides the commercial spaces with daylight and sets the massing of the proposed building back from the neighbouring residential properties, reducing the sense of enclosure.

**Daylight:** "There are also concerns that the ground floor flats would receive insufficient light levels."

**Response:** All residential accommodation has been omitted from ground floor.

**Amenity:** "Across the site windows relating to habitable rooms within the development would be within 18m of rooms relating to habitable rooms at adjoining properties. Whilst this may also have been the case with the previous scheme this was justified by the much smaller scale development both in terms of height and amount/type of dwelling. The mews properties comprised dwelling houses, set in a modest 2/3 storey terrace. The proposed building comprises a large amount of flats in a higher, bulkier building within very close proximity to habitable rooms of adjoining properties, adding significantly to the sense of overlooking, sense of enclosure and impacting upon outlook for adjoining neighbours to the detriment of their amenity. Given the nature of the site and the scale of this proposed development any breach of the 18m rule would likely cause significant harm to surrounding residents and would be resisted."

**Response:** The proposals have been reduced in scale and bulk and now adopt a 2-3 storey mews style terrace development. In addition, all windows directly facing neighbouring residential properties have translucent glazing and all roof terraces have been located to the south and west of the site.

Not enough light for residential on ground floor of development OR FLATA 1 HIGHGATE ROAD Window far too close Glazing adapted so that existing residents cannot see who is looking at them from new development.

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## 1.0 Process

### 1.3 Statutory and Local Consultation

#### 1.3.1 Public Consultation Overview

A Public Consultation was held in the Bull and Gate Public House on the evening of 8th December 2015. Following the event, the boards were sent out to the residents that attended, which allowed them to comment in writing. The following is a summary of key concerns and revisions to the proposals in response to the feedback.

**Issue:** Concerns raised regarding windows on Highgate Road properties.  
**Response:** Use translucent glass facing neighbouring residents. Move windows as far away from properties as possible.

Windows still far too close, still no privacy for existing street

**Issue:** Loss of privacy to neighbouring properties.  
**Response:** Move all refuse away from neighbouring properties.

Ground floor of 1/3 Highgate Road totally excluded from direct sunlight from late morning due to height of development at rear of Bull and Gate then

**Issue:** Concerns over loss of sunlight on Road properties.  
**Response:** Please refer to Design chapter of this Sunlight Report submitted as part of this application.

**Issue:** Queries regarding accessibility to green roof.  
**Response:** The roof will be non-accessible.

Maintenance???Grass

**Issue:** Both the level of anti-social behaviour which currently occurs and the noise from the site.  
**Response:** This will be reduced by the proposed measures.

Not particularly anti social simply a very serious acoustic issue with voices magnified greatly. Access gate to be attached to Flat A 1 Highgate Road bedroom wall and bins to be attached to bedroom walls.

the site via the front gardens of 1-5 Highgate Road.  
**Issue:** Noise / vibration concerns regarding the Forum and railway.  
**Response:** Please refer to the Noise Assessment submitted as part of this application which addresses these concerns.

**Issue:** Noise concerns throughout the night, early mornings and evenings.  
**Response:** Please refer to the Noise Assessment submitted as part of this application which addresses these concerns.

Serious acoustic problems access gate attached to outside bedroom/ living room/ kitchen wall of flat A 1 Highgate Rd

**Issue:** Concerns raised regarding access and noise during construction.  
**Response:** Prepare Construction Methodology to address all issues.

Noise could not have been more a problematic experience with recent contractors working to clear site, out of hours skip deliveries and collection, lorry hitting living room wall of Flat A1 Highgate Road. Early am builders conversations moaning about penalty imposed by Camden.

**Issue:** Concerns raised regarding the noise of bins being wheeled across the cobbled alleyway.  
**Response:** Flooring to be revised from concrete to flat pavers to reduce noise impact during construction.

Check Bull and Gate Listing Curtilage

**Issue:** Concerns raised regarding location and smells of refuse.  
**Response:** Refuse storage to be located away from the site with mechanical ventilation to reduce smells and filtrations through doors.

Within cupboard attached to bedrooms of flat A 1 Highgate Road cupboard door noise problem. Absolutely no sound proofing/ insulation on bedroom walls

**Issue:** Concerns over number of people on site and the foot traffic.  
**Response:** 16 to 9 units per day by different Residents and commercial tenants and some residents during weekdays.

All sound echoes no soundproofing conversations from alley are very loud in ground floor bedrooms that share outside wall with alley in semi detached house 1 Highgate Rd

**Issue:** Massing of proposal in close proximity to 1 and 3 Highgate Road.  
**Response:** Massing reduced by loss of top floor and use of mansard roof from neighbouring properties.

Ass predicted removal of top floor, two remaining additional floors that are on plans are still far too close and will block all natural light and totally enclose and overwhelm properties at 1 and 3 especially lower flats

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