



Please consider all my previous communications as concerns to this REPEAT application (see attached) as have been submitted previously in response to notice of the developer's APPEAL HEARING FOR 1ST EDITION OF THIS APPLICATON which is under number [2016/0091/P](#)

Please advise any respondents to original application for change of use under number [2016/0091/P](#) that YOU WILL NOT BE CARRYING FORWARD THEIR CONCERNS TO ORIGINAL CHANGE OF USE APPLICATION NUMBER [2016/0091/P](#) UNLESS ASKED TO DO SO.

I can only see this repeat application as a way for the developer to get through the application process by attempting to fly under the radar of the affected neighbours. This is very worrying.

Diane Ross
flat A 1Highgate Road

Pat Gibson
3C Highgate Road

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

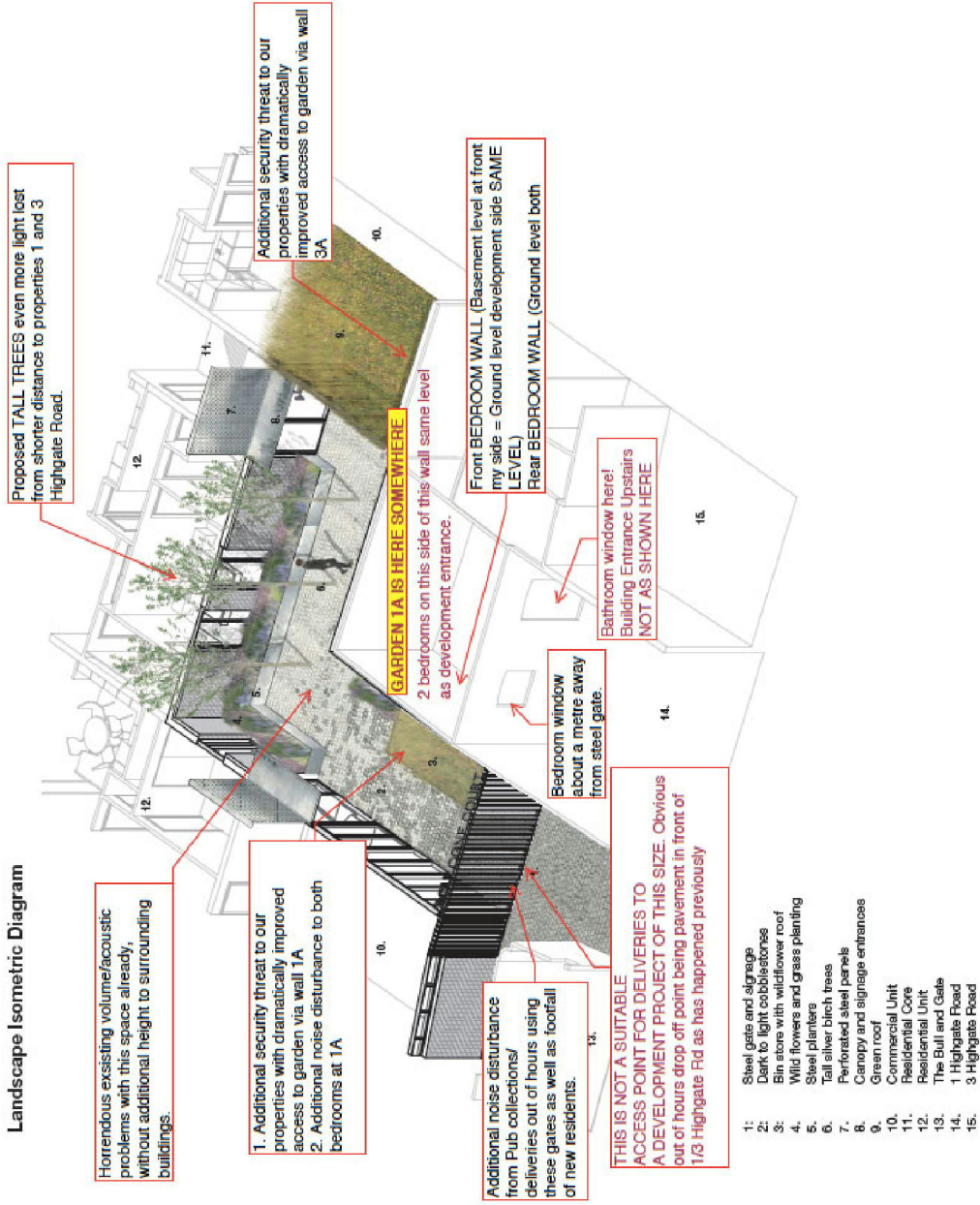
Our very serious concerns and opposition to the afore mentioned development are **clearly noted as additional comments** to Ellis Miller's (developer) original PDF consultation documents sent to you as attachments with this Letter of Objection to this Planning Application. Please see OBJECTIONS 1,2,3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



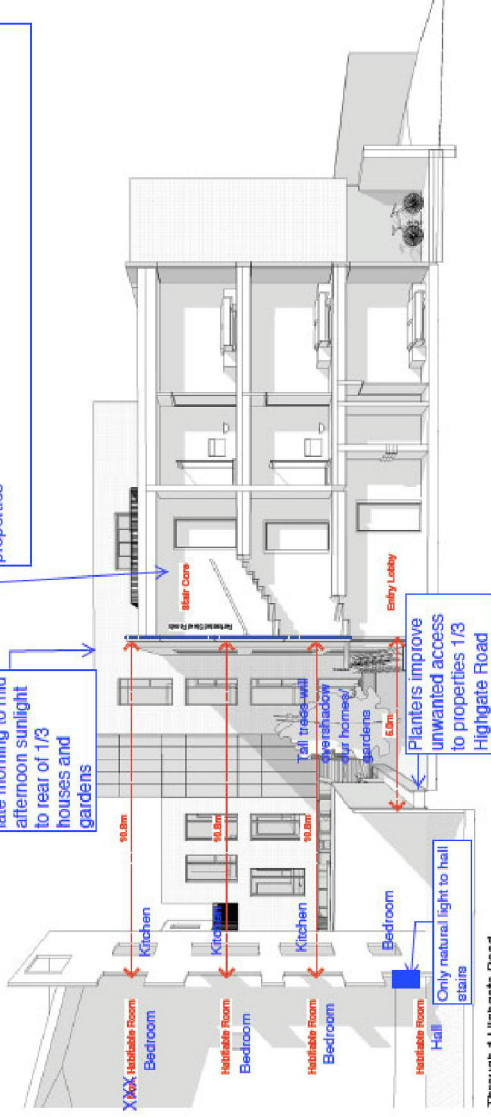
View from railway line



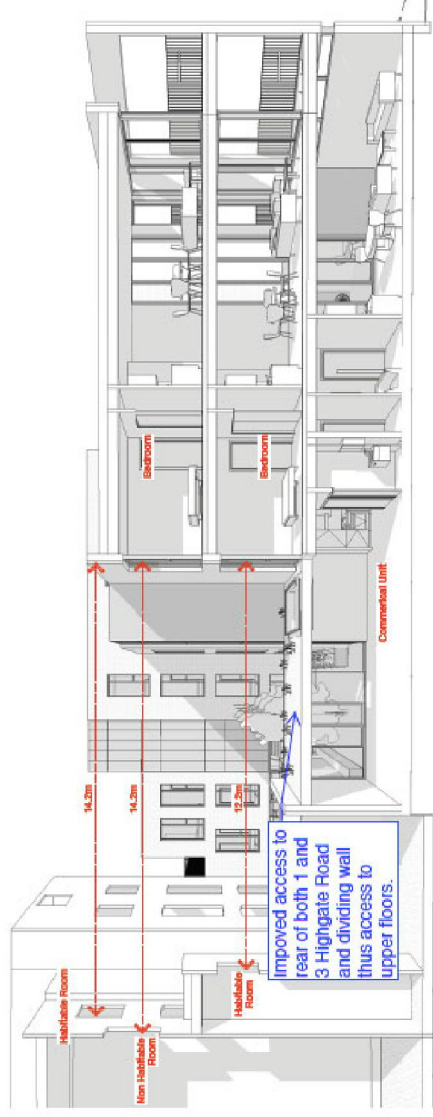
Sectional Perspectives

1. The shadow from this building will substantially reduce light to rear of 1/3 houses and gardens.
2. The height of these proposed dwellings will deny residents of 1 and 3 Highgate Road any sense of privacy in the rear rooms of their properties

The height of this building will cause absolute loss of late morning to mid afternoon sunlight to rear of 1/3 houses and gardens



Through 1 Highgate Road



Through 1 Highgate Road

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0091/P	Diane Ross	Flat A Highgate Road Kentish Town LONDON NW51JY	04/02/2016 16:41:15	OBJ	"no increase in height or bulk proposed" as you can see from my garden photos, these warehouses are SINGLE STOREY WITH FRONT FACING GABEL ROOF (gabel facing my windows/ Highgate Road). I am outraged at the prospect of no planning permission being required to add an additional floor to a single storey building that will have windows about 4 metres away from my window, considerably short of the statutory requirement and the Council not being able to stop this development.
2016/0091/P	Diane Ross	Flat A Highgate Road Kentish Town LONDON NW51JY	03/02/2016 18:03:09	COMMENT	The new drawings that have gone to planning do not seem to match the PDF's on display at the public informal consultation in December 2015 is this normal. Health and Safety Issues on footpath Obstruction to gate Noise disturbance Traffic Disruption will be caused by site deliveries