



Please consider points raised in attached pdfs (that have been sent to Bristol in opposition to developers appeal hearing) as relevant objections to this change of use application 2016/2279 along with all previous communications on application [2016/0091/P](#) that were sent to Camden which are not as yet showing up on your website under this new number.

Thank you
Diane Ross

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13.06/2016

The Planning Inspectorate
Room 3/9 Eagle
Temple Quay House
2 The Square,
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BS1 6NP

APEAL REFERENCE APP/X5210/W/16/3144826

I am writing to raise with you concerns/objections to the forthcoming appeal detailed above. I live in the ground floor/basement maisonette in the Georgian semi-detached house at 1 Highgate Road.

There are currently three live applications on this warehouse redevelopment project at 1A Highgate Road. As a result there are several points I would ask your panel to take note of my behalf, when considering this appeal. These applications are currently listed on the Borough for Camden Planning public website page as

3. **2016/1482/P- redevelopment to provide B1 units and 9 flats;**
2. **2016/2279/P- prior approval for change of use to 11 flats;**
1. **Appeal against refusal of 2016/0091/P- prior approval for change of use to 16 flats.**

I would ask you to take note of a the developer's response to a point raised at a prior Pre-Application Meeting 2015/5829PRE on his application number 2016/1482/P under section 1.3 Statutory and Local Consultation.

Point Raised. "There are concerns that ground floor flats would receive 'insufficient light'

Developers Response "All residential accommodation has been omitted from ground floor

With this in mind I would ask the committee to consider the effects that the planned increase in height to my shared garden/warehouse party wall will have on my natural daylight. The said wall is only 5 mtrs away from my kitchen windows that are the main source of daylight to my home. My second front floor room being east facing and

overshadowed by a 4 story very tall old block of flats with very high ceiling heights, thus very dark and cold. Photo from kitchen window provided

This planned '**Increase in Bulk**' to warehouse/height to garden wall is very worrying and will if allowed actually create natural lighting limitations on mine and my home and the basement home of my neighbor next door in number 3, similar to the poor natural light levels of a property occupying a basement and sub-basement. I have been assured by the Planning Officer that the use of the valleys between each Gable on the roof would constitute a 'increase in bulk' that he assured me last week is not acceptable under the new 'Change of Use' property legislation and would require separate planning permission.

This plan to change the roof and introduce a second story to what is at the moment a single ground floor building has been very discreetly indicated on page 3 on related document entitled 'Existing and Proposed plans' amongst some outlined drawings of surrounding buildings of **2016/0091/P** and again on further change of use application **2016/2279/P**

My home is part of a Grade II listed semi detached Georgian Terrace house with a history of dry rot and damp. The sub-basement has been totally replaced. It is hard to heat and dry out thoroughly during the summer months. This planned "increase in bulk/height of a warehouse building that is in such close proximity with add to these problems removing any natural sunlight to my rear external walls.

I realize that this site will need to be developed, and have to accept that such redevelopment will cause very unique disruption to the enjoyment of my home, because of the party wall situation between my two bedrooms and the entrance to the building site/ final gated entry system being attached to the same very old un soundproofed wall. Concerns that I have had to raise against the developers most recent application listed as **2016/1482/P** I ask your panel to view these concerns as they appear on the local authorities website under this reference as many are also relevant to this application and have been raised as annotations to the developers submitted plans.

I have enclosed a photo of the shared alley/entrance party wall and a photo of skyline that will be lost from my upper kitchen/dinner lounge area.

I am very worried that if this Development is allowed under the change use legislation it will totally overwhelm my home and create a small noisy over crowded modern housing project very more or less within a cluster of heritage site listed buildings. A five and a seven-story block of flats are to be built less that one quarter of a mile away in Highgate Road. I believe this application is a chronic overcrowding project planned within a very small heritage site.

I have recently been shown an online newspaper article that alleges involvement of the named Site Agent that is working on this project. I have attached this article, as it is what has made me fearful about my being able to keep the party wall of my garden

intact at all, when works commence. My front bedroom wall already has been scraped along by the skip pick up lorry, as the site was being cleared recently.

I would like to also take this opportunity to strongly support the objections to ANY RESIDENTIAL DEVELOPMENT raised by my upstairs neighbor Mr. Peter Julien, at flat C 1 Highgate Road. He has a far better understanding of the required infrastructure than I and I totally trust and agree with his position on this matter as he has raised it in relation to the Appeal that you are considering. I have also raised concerns about the stability of foundation support being railway arches directly underneath planned structural changes on my objection to **2016/1482/P- redevelopment to provide B1 units and 9 flats;**

I respectfully ask you to give full consideration to all the points that I have raised when you meet to consider this appeal.

Thank you for your time.

Diane Ross
Flat a
1Highgate Road

