

DIANE ROSS
FLAT A 1 Highgate Road.
Kentish Town
NW51JY

5.9.2016

LONDON BOROUGH OF CAMDEN PLANNING DEPARTMENT
Objection to Planning Application Ref 2016/4663/P WAREHOUSES at 1A Highgate Road

I OBJECT on the following points

"EXTERNAL ALTERATIONS

SITE AT 1A HIGHGATE ROAD, LONDON, NW5 1JY

The Proposal

It is proposed to:

- * **Rebuild the rear**
 - * **Infill between the roofs" IE COMPLETELY CHANGE THE EXISTING DIRECTION OF ALL GABLES ON ALL OF THE WAREHOUSES BY 90 DEGREES AND REMOVAL/RAISING OF THE EXISTING VALLEYS IN BETWEEN.**
- Placement of 1.8m high composite board fence boundary around private patio area**

The start of the existing **Rake Distance** (see attached **roof part name drawing**) to lower point on chimney style gable is 28 degrees and the existing low point of valleys between gables is 3.60 mtrs from ground in my rear garden (i.e. my existing garden wall height.). This allows (via the Valleys) a reasonable source of natural daylight into my rear kitchen/lounge area and my rear bedroom. **Photos included.** It has a space of 36cm between lowest tiles on each Rake see **Photo2 (c)**

This proposed addition of a new roof **FACING IN A TOTALLY DIFFERENT DIRECTION** will leave highest point outside my windows **TALLER THAN MY KITCHEN CEILING**, at a distance of roughly 6 mtrs from my windows/ rear wall.

I would lose all of the natural light I now have, completely replacing it overwhelming my home, with a tall overbearing solid roof structure with lowest tiles starting from the top of my garden wall, only 5 mtrs away from my windows. **PLEASE NOTE THAT THE PLANNED CLEARESTORY WINDOWS WILL NOT BE OF ANY BENEFIT TO MY LIGHTING SOURCE AS THEY WILL BE ABOVE MY CEILING HEIGHT AND VERY NARROW IN HEIGHT ANYWAY.** The Kitchen/lounge is the only relatively quiet, well-lit and warm room in my home. The height of the proposed solid roof will be taller than my upper floor ceiling height.

Please note that a PREVIOUS APPLICATION 2014/1689/P was successfully challenged on same loss of natural light issues when all that was then planned for my garden wall height was an increase to wall height opposing my windows of 1 meter using a translucent glass fence. The proposed TOTAL increase of SOLID height to a total of 6.87 directly opposite my windows would have the same effect on my home of installing a second floor to what is at in moment a single story ground floor warehouse, with East to West facing Gabled roof with valleys.

This applicant has obtained planning agreement for "Change of Use "subject to reports. These warehouses were originally industrial units converted later to Victorian stables for Bull and Gate Staging post, obviously not needing a second floor. I believe at the time the effect of lighting loss to houses to the Georgian Houses at 1 - 7 may well have influenced the decision on the direction of the existing gables. I don't understand why the existing boundary rear wall to the houses at 1 - 7 are not Grade II listed with the houses as there is an option to do so. They are part of the curtilage of the houses, and could be also listed. They along with the boundary walls are structurally tied to the House number 1 Highgate Road and have the same address

The planned change of roof **ie change of direction 90degrees as indicated on plans** to solid 7.1mtrs height on existing warehouse at rear of Bull and Gate would seriously overshadow and remove sunlight from my small patio garden and also add to loss of light to rear rooms in my home.

These proposal, if granted would totally destroy my enjoyment of the home that I have occupied for a very long time, by rendering its available natural light sources to that of a basement and sub-basement property at the rear. This house faces east as it very cold.

With the very close (3mtrs) proximity of my home to the outside drinking/smoking space of the Bull and Gate and Ladies and Gentleman Bar and the newly fitted metal site security gates (**Photos sent**) my kitchen/lounge is the only relatively quiet space I have.

On this proposed the **"Change of Use"** agreed subject to submissions, sufficient lighting sources for the development could be gained by placing windows in both sides of existing valleys in fact more light could probably be gained and no neighboring properties would be in the line of view. This planning application is not about the light or esthetics.

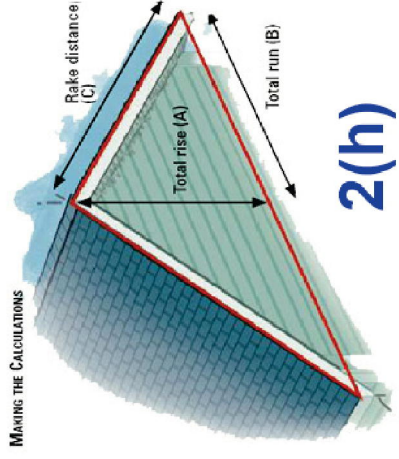
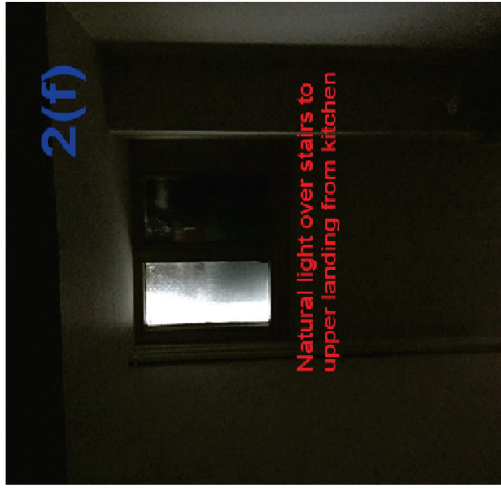
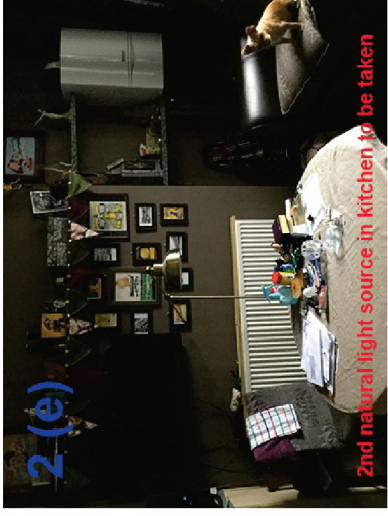
I believe this planning application is simply an attempt to put a second floor into ground floor single story warehouses, to increase their occupy able space, and thus the developers profit. CLEVERLY swerving planning regulations with regard to proximity and loss of natural light and privacy to neighboring accommodation

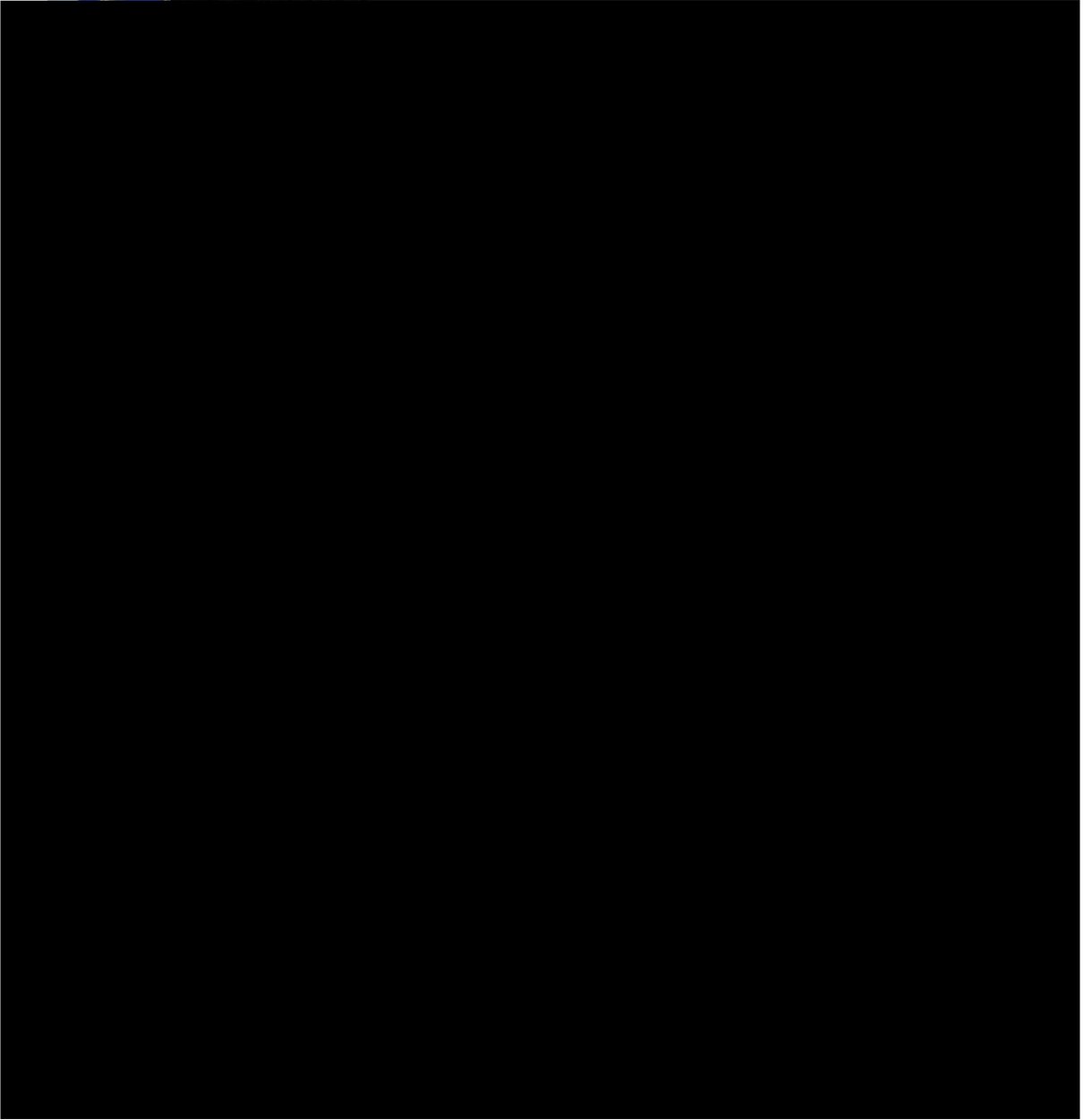
This proposal surely is a misuse of the new 'Change of Use' rules. If it is successful I believe Camden's Planning Department will be guilty of colluding in an outrageous flouting of existing planning regulations that are in place to protect neighboring homes such as the one I have currently occupied happily for many years.

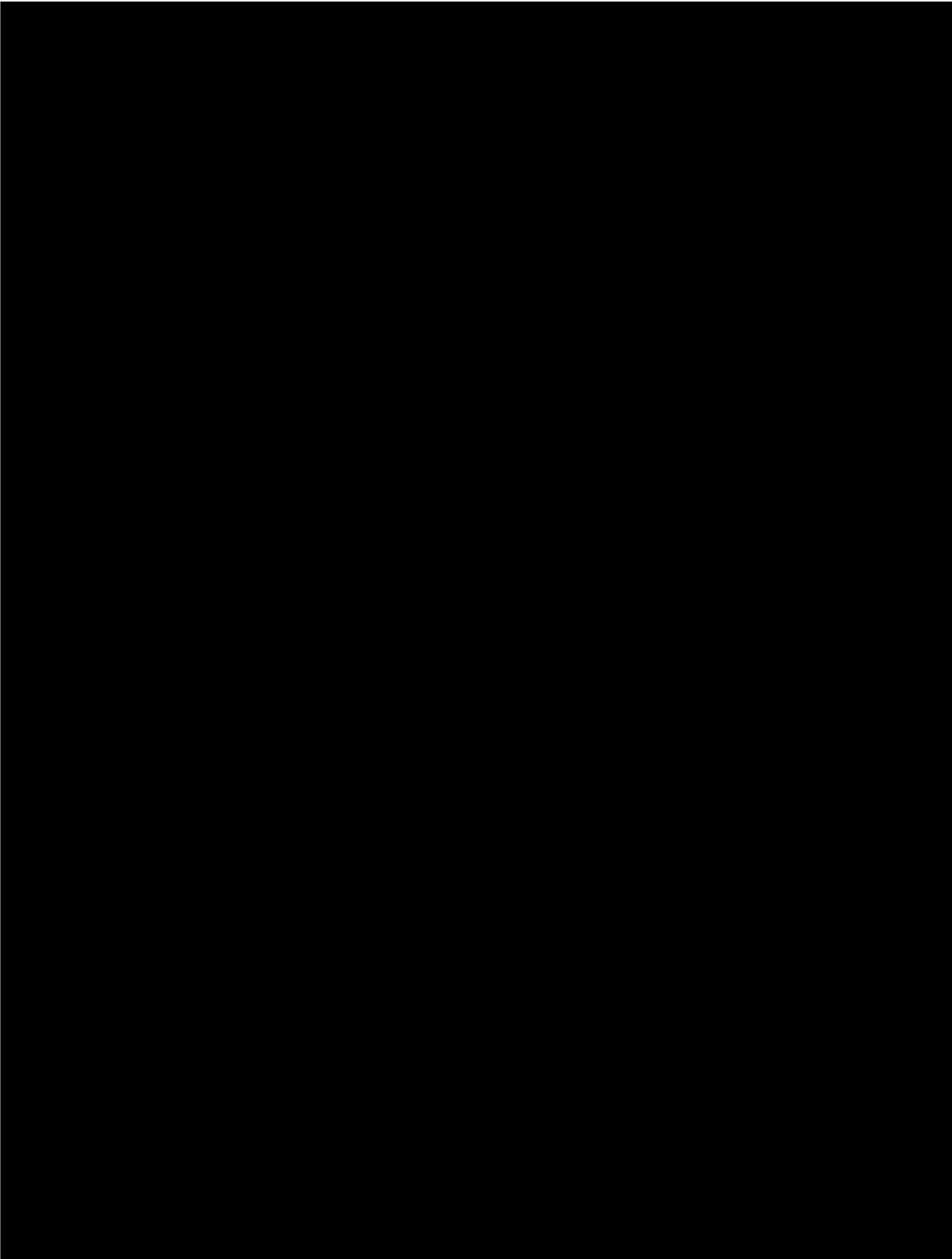
To place a communal 'Patio Area' in an area that has historically known for a noise acoustic/volume problem for the occupants of the neighboring houses is absolutely unacceptable. **(Photos sent)** As is the close proximity of the new entrance gate to, and the banging of said entrance gate against bedroom walls. And I have concerns about where the rubbish cupboards are to be placed hopefully not up against the same bedroom walls, as was indicated on previous planning application withdrawn recently,

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Planning Application Details

<i>Year</i>	2016
<i>Number</i>	4633
<i>Letter</i>	P
<i>Planning application address</i>	1A Highgate Road
<i>Title</i>	Ms.
<i>Your First Name</i>	DIANE
<i>Initial</i>	
<i>Last Name</i>	ROSS
<i>Organisation</i>	
<i>Comment Type</i>	Object
<i>Postcode</i>	NW51JY
<i>Address line 1</i>	flat A 1 HIGHGATE ROAD
<i>Address line 2</i>	
<i>Address line 3</i>	
<i>Postcode</i>	NW51JY

<i>Your comments on the planning application</i>	Given the very close proximity to the rear of the houses 1 - 7 Highgate Road I would like Camden Council to request that double glazing i.e. sound proofing against heavy Plant tool noise offered to neighbouring tenants as gesture of good will from this developer, our homes/windows are roughly 5 meters from these proposed works. Further comments will be submitted at a later date.
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If you wish to upload a file containing your comments then use the link below

No files attached

About this form

<i>Issued by</i>	Camden Council Customer feedback and enquiries Camden Town Hall
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	Judd Street London WC1H 9JE
<i>Received on</i>	09/09/2016
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<i>Contact method</i>	Self service

Mr Charles Thuaire,
Regeneration and Planning
Development Management,
LB Camden,
Town Hall,
Judd Street,
London WC1H 9JE

3 Highgate Road, London NW5 1JY

13th September 2016

Dear Mr Thuaire, Re Application 2016/4663/P ;concerning 1A Highgate Road, NW5
1JY

I would like to oppose the latest plans for Change of Use of the Piano
Factory into 11 flats on this site for the following reasons:

1. The serious loss of light to the back of my maisonette, specifically the kitchen,
bathroom and small bedroom. Because these face west, they get the best of the daylight
throughout the year because the current building is low enough not to impede it.

With the new plans changing the roof profiles, I foresee serious lack of light coming
through. This would result in my having to have the electric light on all day in these
rooms, especially in autumn and winter, which would be extremely expensive for me, a
pensioner on a fixed budget.

2. The proposed and latest plans for the eleven flats suggests that they can be easily
transformed from one bedroom studios in something larger and on two floors. This
means I would be overlooked, as well as cutting off even more light. I would question
that this is legally allowed under "Change of Use"?


3. The proposed patio will be a funnel for noise, especially in summer and we already get
enough of that from the Forum, Bull and Gate and Ladies and Gentlemen customers.

3. Eleven flats on this restricted space are too many in this area, where there are already
50 luxury flats for sale in the former warehouses, plus two tower blocks to come in this
part of Highgate Road and a few minutes from this Georgian terrace.

Given the number of high octane estate agents which have sprung up in Kentish Town, it
seems highly unlikely that any of the flats proposed at 1A will be "affordable" for the
majority of young people, wishing to live near family who are long-time residents in the
area. Allowing yet another estate of this size constitutes luxury over- development,
Which I understood Camden Council to be against.

For all the above reasons, I would urge the Planning Development
Management, to look again at this application with a view to demanding that it be granted
ONLY if the elevations are no higher than the present roofs; that the gulleys not be filled
in; that the patio should not be near the back gardens to these houses, that the curtilage
will be preserved and finally that these are one-bedroom flats only with a reduction in
number.

Yours sincerely



Patricia Gibson (mrs)