

Mr Charles Thuairé,
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 Thuairé, 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 wall be preserved and finally that these are one-bedroom flats only with a reduction in number.

Yours sincerely,



Patricia Gibson (mrs)