

DIANE ROSS
FLAT A 1 Highgate Road.
Kentish Town
NW51JY

22.10.2016

LONDON BOROUGH OF CAMDEN PLANNING DEPARTMENT

Objection to Planning Application Ref **2016/5336/P
WAREHOUSES at 1A Highgate Road**

I OBJECT on the following grounds

This further application is simply final confirmation that this developer always intended to build as many 2 floor units as he could (now increased from 11 to 13) his original change of use to 15 having been refused by Camden. This is not what the 'Change of use' legislation is for. A change of use to 11 ground floor single story units in a single story warehouse is what has been agreed and Camden should stand by that. This application is simply a further attempt by this developer to serve/avoid planning legislation rules that are in place to protect neighboring homes that are in

such VERY close proximity as mine along with 3 – 7 Highgate Road from being overwhelmed and squashed up against.

The relevant points below submitted against previous change of roof elevations 2016/4663/P application are totally relevant to this new application

**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 CLERESTORY 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.

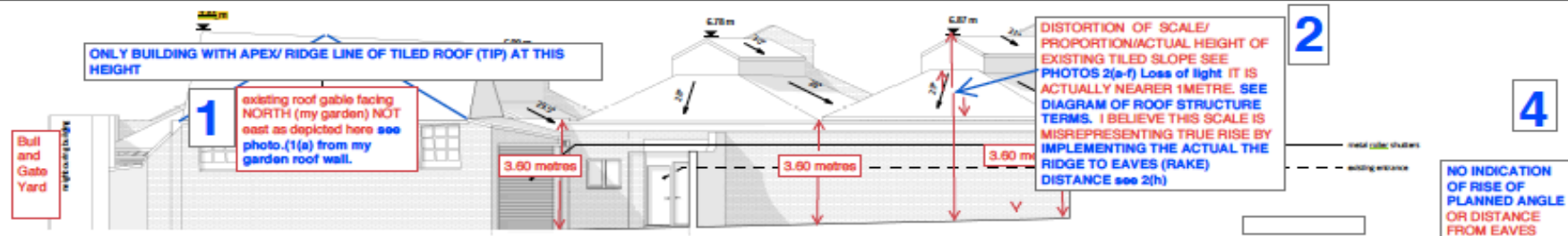
I believe this planning application is simply an attempt to put a second floor into ground floor single story warehouses, to increase their occupy able space, and thus the developers profit. CLEVERLY swerving planning regulations with regard to proximity and loss of natural light and privacy to neighboring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

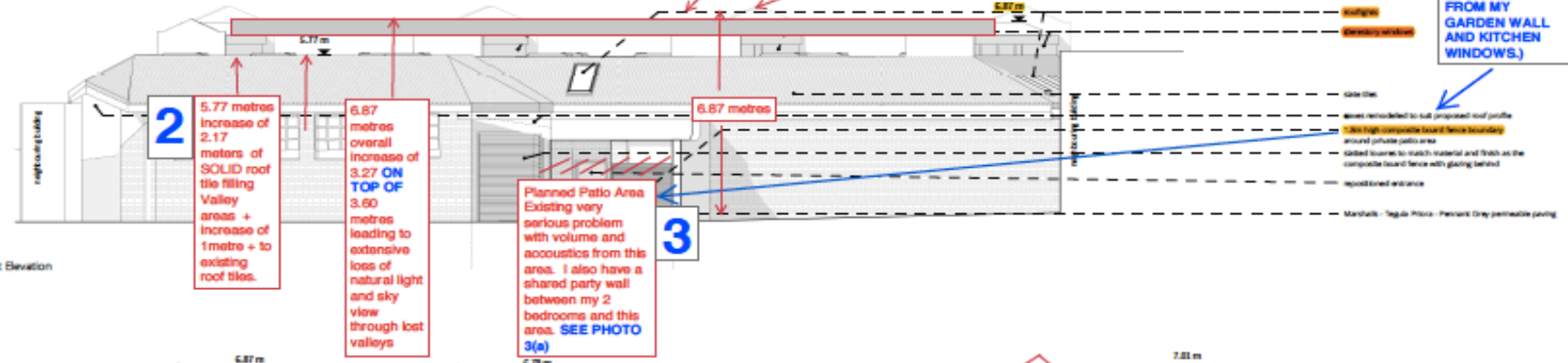
that are in place to protect neighboring homes such as the one I have currently occupied happily for many years.

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,

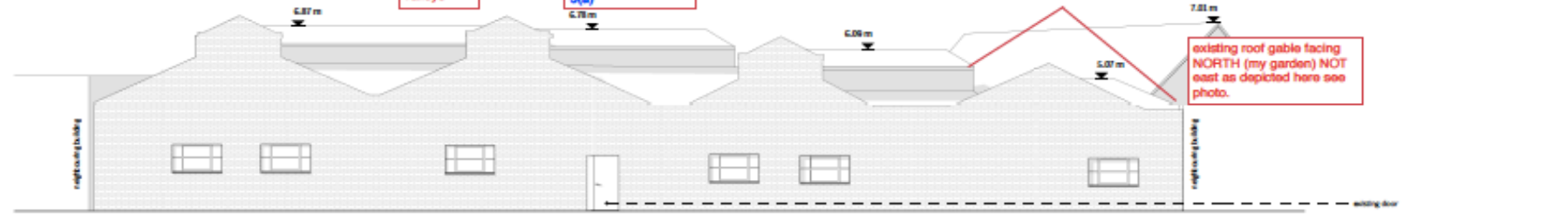
This drawing is the © Avebury Projects Ltd.
 Do not scale from this drawing.
 Any discrepancies to be reported to Avebury Projects Ltd immediately.
 All dimensions should be checked on site.
 Contractor to refer to Building / Demolition & Proposed Architectural Drawings, Supporting Information, Supplier & Specialist Information and Architectural Specifications.
 Unless amended by the Specification all materials and workmanship are to comply with the latest editions of relevant British Standards Institution Specifications and Codes of Practice (unless registered under previous regulations). Proprietary materials are to be used strictly in accordance with the manufacturer's recommended specifications.
 All mechanical and electrical information shown on drawings is indicative. Contractor should refer to M&M Drawings & Specification for further details.
 All structural information shown on drawings is indicative. Contractor should refer to S Drawings & Specification for further details.



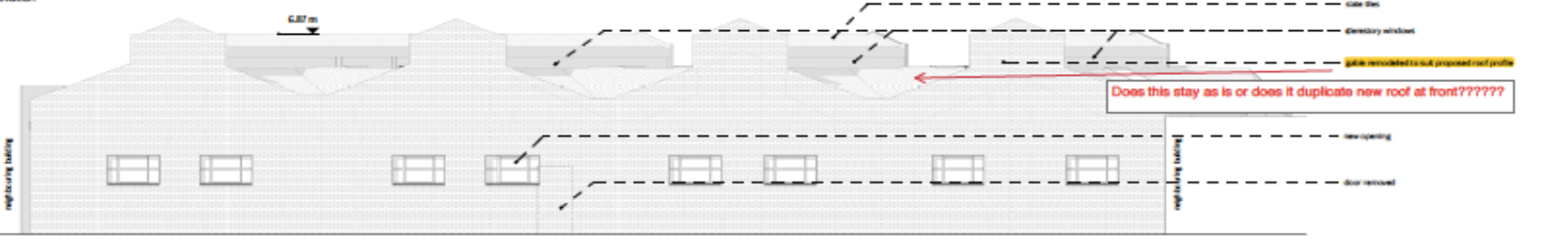
A-Existing Front Elevation



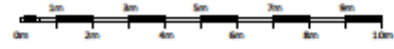
A-Proposed Front Elevation



B-Existing Rear Elevation



B-Proposed Rear Elevation



2	Adding shutters wall changed to slats	20.08.16
1	Final Issue	20.08.16
no	Description	date

AVEBURY
 1988 2016

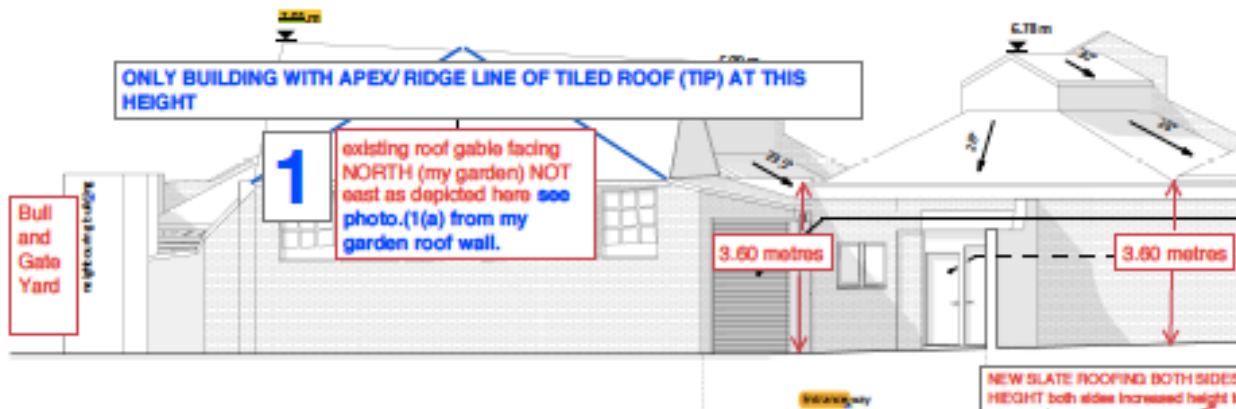
IDM Land Limited

Highgate Park Factory
 1A Highgate Road

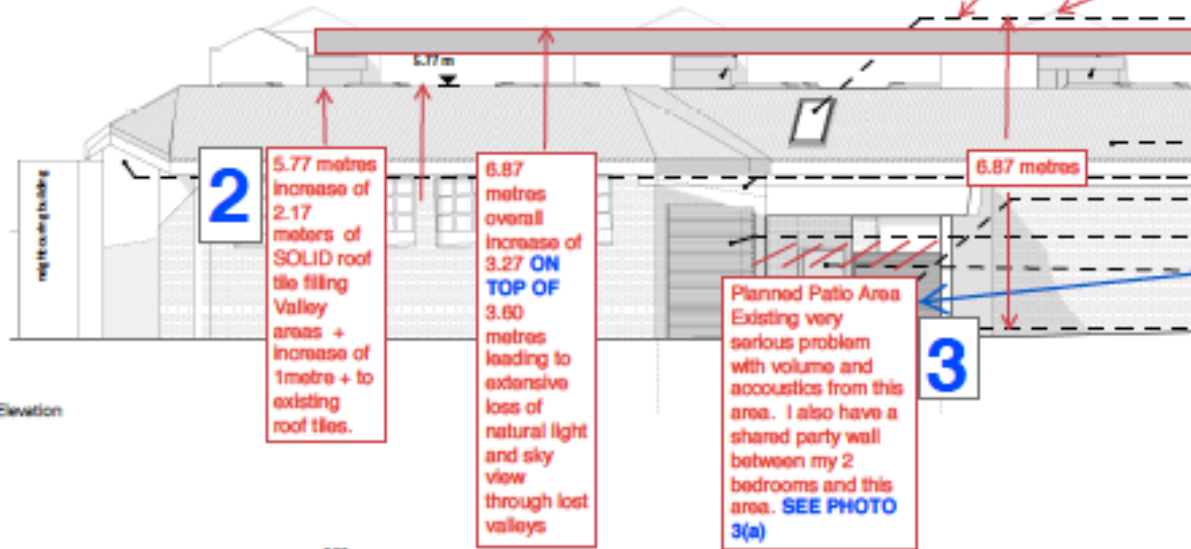
Existing and Proposed Elevations

Scale (BA) 1:100

Drawing number Revision
 003 P2



A-Existing Front Elevation



A-Proposed Front Elevation



B-Existing Rear Elevation



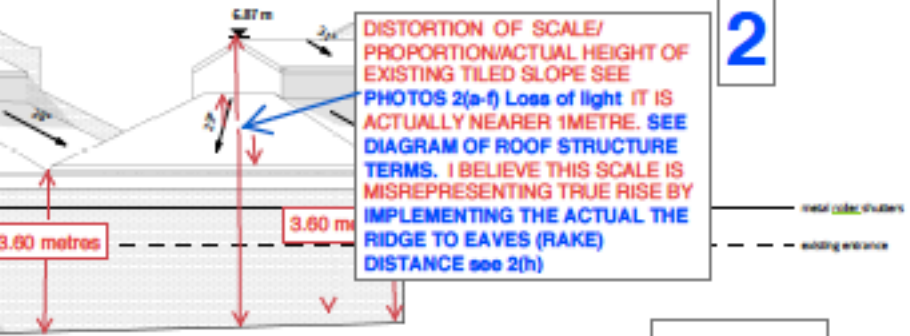
2

DISTORTION OF SCALE/ PROPORTION/ACTUAL HEIGHT OF EXISTING TILED SLOPE SEE PHOTOS 2(a-f) Loss of light IT IS ACTUALLY NEARER 1METRE. SEE DIAGRAM OF ROOF STRUCTURE TERMS. I BELIEVE THIS SCALE IS MISREPRESENTING TRUE RISE BY IMPLEMENTING THE ACTUAL THE RIDGE TO EAVES (RAKE) DISTANCE see 2(h)

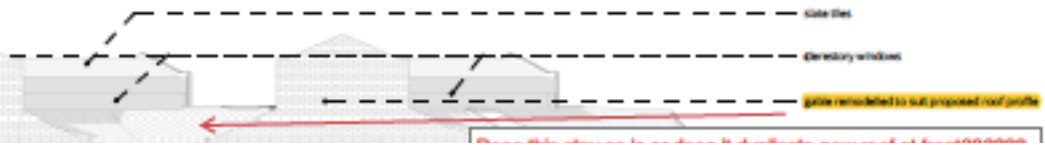
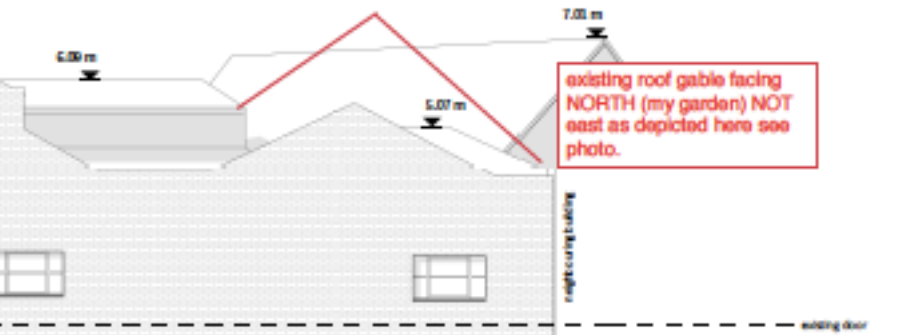
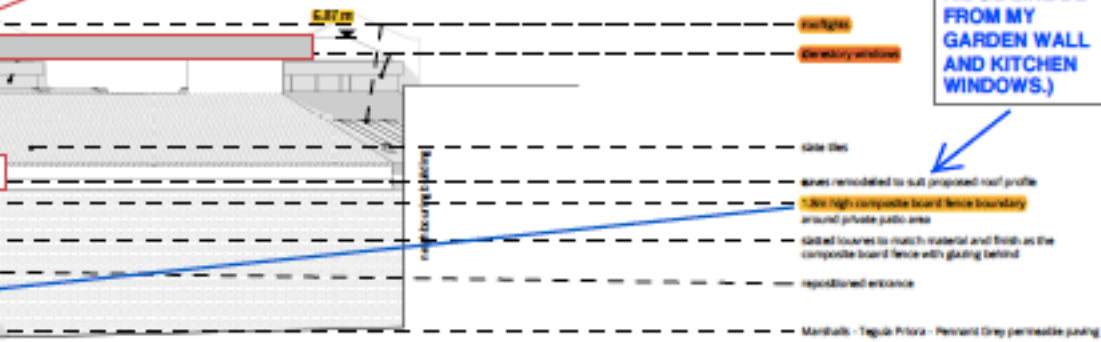
2

4

NO INDICATION OF RISE OF PLANNED ANGLE OR DISTANCE FROM EAVES (how near will actual TALLEST RIDGE LINE BE FROM MY GARDEN WALL AND KITCHEN WINDOWS.)



NO BOTH SIDES 0.40???? METRE screeded height to tip of Gables



Flat A 1 Highgate Road Objection to Planning Application Ref 2016/4663/P WAREHOUSES at 1A Highgate Road

