

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

3 Highgate Road, London NW5 1JY

9th November 2016

Dear Mr Thuaire,
Re Application 2016/5336/P and Associated Ref:2016/2279P; concerning 1A Highgate Road, NW5 1JY

I am opposing the latest plans for Change of Use of the Piano Factory into 13 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.

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

2. The proposed and latest plans for the thirteen 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 "Change of Use"?

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

4. Thirteen 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 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 understand Camden Council to be against.

5. Adequate drainage must be assured if this development gets planning permission. The drains for this terrace, which run across the back gardens, are already at their limit and if, as it must, a new system should be dug, we are concerned about the effect it could have on our drains. We do not want overflow into the basements, with the attendant risk of rats and disease.

For all the above reasons, I would urge the Planning Development Management, to look again at this application and 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 across gardens 1 and 3 and the tree in the garden of 3 be preserved and that proper drainage be an indisputable part of any agreement. Finally that these are one-bedroom flats only with a reduction in number.

Tou's sincerely -

