

Jason Basmajian

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Development Management
Camden Town Hall
Judd Street
London, WC1H 9JE

CC: Justine Simmons,
Office of Sadiq Khan

Re: Planning Application - 2016/5372/P
(Highgate Centre and A&A Self Storage,
19-37 Highgate Road/19 Greenwood Place London NW5)

Dear Sir or Madam,

I'm writing regarding the above planning application, which has only recently been brought to my attention as having been considerably updated since the one of which I was informed on buying my property. I moved four weeks ago into my first floor flat at the South-facing end of the adjacent property at 38-51 Highgate Road.

I wish to raise an objection to the above application. The updated plans to this building show a significant change to the shape, size and structure of the building such that they represent a completely different proposition to that which I was informed on buying my property, particularly with regards to privacy and the amenity of light.

With regard to privacy, originally the building was to be 14.5 metres away, which has now been changed to 9 metres. With our floor being at the same height as their first floor, they will be directly able to see into our bedroom, home office and living room which seems a significant invasion of privacy.

With regard to light, originally I was presented with a graduated design sloping away from us and were assured that the distance of the building alongside this stepped design meant little to no loss of light. The updated plan shows a 7-storey flat wall right alongside our building, blocking a huge amount of light from our South-facing flat, not only completely changing our view and amount of received daylight but significantly damaging the value of our property.

The sense of enclosure that a building this size being built so close to ours is unacceptable. The mass and scale will be overbearing and along with the balconies and windows looking into our apartment, this feels to represent a massive encroachment on our space and our rights.

While I was aware of the project on buying my flat, the scale has changed to such an extent that it represents a whole new element that may well have affected my purchase. I am unsure why it is necessary to dig out a two-storey basement the entire width and length of the building to replace the storage facility. The amount of noise and dust this will create is huge, and will presumably be a project that goes on for some time. The resultant building according to the plans will more than double the size of storage available. Is this necessary? Is there a need for more than double the amount of storage, and if so has the impact on local traffic been included in this decision?

The original design of the building felt in keeping with what is an increasingly improving community, residential and family area, but this new design is completely at odds with the look and feel of the area. Its size and shape more befit a commercial city centre and will be out of proportion to its surroundings, significantly affecting the mood of the local area.

I was also concerned to read that, despite the building more than doubling in size, there does not appear to be any more provision for affordable housing within, meaning that the building will be significantly below your council's target policy in this regard.

I therefore have significant concerns about the handling and scale of this project, and the impact on the local area and the loss of amenity of light and privacy invasion to residents in The Maple Building.

I would be grateful if you could confirm receipt of this letter and keep me informed as to the progress of the objection. My details are at the top of the letter.

Thank you and best wishes,

Jason Basmajian

