

21 December 2016

The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, positioned within a yellow rectangular background.

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Simon Wallis

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Dear Mr McClue

Development Proposal at Highgate Centre and A&A Self Storage (Former Lensham House), 19 - 37 Highgate Road and 19 Greenwood Place, NW5
Your Reference: 2016/5372/P

On behalf of Norman Linton (Holding) Ltd, the freeholder of The Maple Building (formally Linton House), 39-51 Highgate Road, we have been instructed to submit representations relating to the current planning application for a mixed use development of The Highgate Centre and A&A Self Storage (Former Lensham House), 19 - 37 Highgate Road and 19 Greenwood Place (Ref: 2016/5372/P).

We are very familiar with this site having spent the last four years working on the development of The Maple Building, the immediately adjacent building to the north of the application site. The majority of The Maple Building has recently been converted to residential use under a series of planning permissions and prior approvals.

Whilst my client is not averse to development of the adjacent site taking place (indeed, given the site's formal allocation within the Local Plan then it has always been known that development would take place), the current proposal has raised a number of concerns that could potentially impinge upon the amenity and quality of life of residents living within The Maple Building.

The residential use of The Maple Building was developed with reference to the extant permission for redevelopment of The Highgate Centre (Ref: 2013/5947/P). Overall, these two developments would co-exist. However, this is not the case in considering the current proposal.

We are concerned that development in the form currently proposed will impact negatively upon the amenity of residents within The Maple Building in ways that did not occur within the previously approved development for the Greenwood Place site.

Given that the residential development of Maple Building is all but complete and has 15 apartments in occupation, the neighbouring development should be assessed in the context of The Maple Building being in residential use and thus residential amenity of its occupiers needs to be protected.

Following a review of the application documents, the following items need to be considered by both officers and the applicant before any recommendation for determination can be made.

Overlooking and Privacy

The greatest concern for my client is the potential for overlooking of the terraces and windows on the upper levels of The Maple Building from the top floors of the proposed new development. The proposed

development extends higher than the new upper floor of The Maple Building – this is significantly larger than the extant permission where the uppermost elements essentially sit side-by-side.

The additional height of the proposed development will allow residents to look down directly into the terraces, bedroom windows and living room windows of residential units in The Maple Building. The distance across Greenwood Place is short (predominantly between 9 and 12 metres only) and allowing the development as proposed would cause significant harm to the privacy of those living in The Maple Building whilst also providing a limited amenity to the residents of the new development too.

Given the existence of the residential accommodation in The Maple Building, any such loss of privacy should not be allowed. Any development at Greenwood Place must be shaped such that there will not be direct overlooking into The Maple Building.

As a minimum, the terraces proposed for the top floor of the Greenwood Place development should be removed or significantly altered by moving them a considerable distance away from the flank facing The Maple Building. Screening would also be required to prevent overlooking between residential accommodation on each site.

The various permissions and approvals for the residential use of The Maple Building have been in place since 2014 and as such are well known. Given the longstanding nature of these permissions, it is reasonable to assume that the privacy of residents within those units will not be lost as a result of development on a neighbouring site.

Unless it can be demonstrated that the privacy of the windows and terraces of the residential units in The Maple Building will not be lost, the proposed development of the neighbouring site should not be approved in the form currently proposed. Amendments to respond to this matter must be considered.

Daylight/Sunlight

Following review of the Daylight and Sunlight Assessment prepared by GIA, some inconsistencies must be highlighted.

Firstly, the floor plans of the residential layouts of The Maple Building that are attached at Appendix 4 of the report do not reflect those layouts that have been built out. The conversion of existing floor of The Maple Building has been completed in accordance with the floor plans approved under refs: 2014/4616/P, 2014/4618/P, 2014/4619/P and 2014/4620/P.

It is claimed that the light enjoyed by the nearest habitable rooms in The Maple Building will not be materially affected by the proposed development because the windows serve a dining space with windows on several elevations. This is not correct – the windows of the nearest elevation serve both bedrooms and living rooms. As such, the claim made that the internal space is served by multiple windows is also incorrect.

Secondly, GIA's report refers to three residential floors within The Maple Building. This is also incorrect – residential accommodation has been developed in accordance with approvals on the first, second, third and fourth floors of the existing building as well as the new storey at previous roof level (five residential floors in total).

To add to this, it seems to be the lowest floors of residential accommodation that have not been assessed. If full appropriate assessment has not occurred then a clear conclusion that the development will not prove harmful cannot be reached.

Therefore, as a minimum the daylight/sunlight analysis should be run again to both reflect the correct residential layouts and also assess all residential floors. If this revised assessment reveals inappropriate impact upon the residential floorspace in The Maple Building then the proposed development should be revised to respond to this.

Outlook and Enclosure

The third main area of concern is the enclosure of the lower floors of The Maple Building due to the additional massing proposed along the northern flank of the development site. Where the extant permission limits the seven storey development to the Highgate Road frontage (ie. effectively alongside The Maple Building), the current proposal maintains a similar massing along the entire Greenwood Place frontage too.

This further massing will sit very close to the residential windows of The Maple Building – as already noted, the distance across Greenwood Place is between 9 and 12 metres only. This is a short distance and placing a full elevation here will significantly alter outlook from The Maple Building compared to the extant development proposal.

By placing significant additional massing on this flank, this risks creating enclosure to the residents of The Maple Building which would not otherwise have occurred. As such, this is a significant negative impact upon the residential amenity of The Maple Building and opportunities to reduce the potential for such enclosure must be considered.

This relationship is demonstrated within the drawings that are attached to this note.

Summary

The amenity of residents in The Maple Building should not be harmed through the development of the neighbouring site. At this time, it has not been conclusively shown that the proposed development can achieve this.

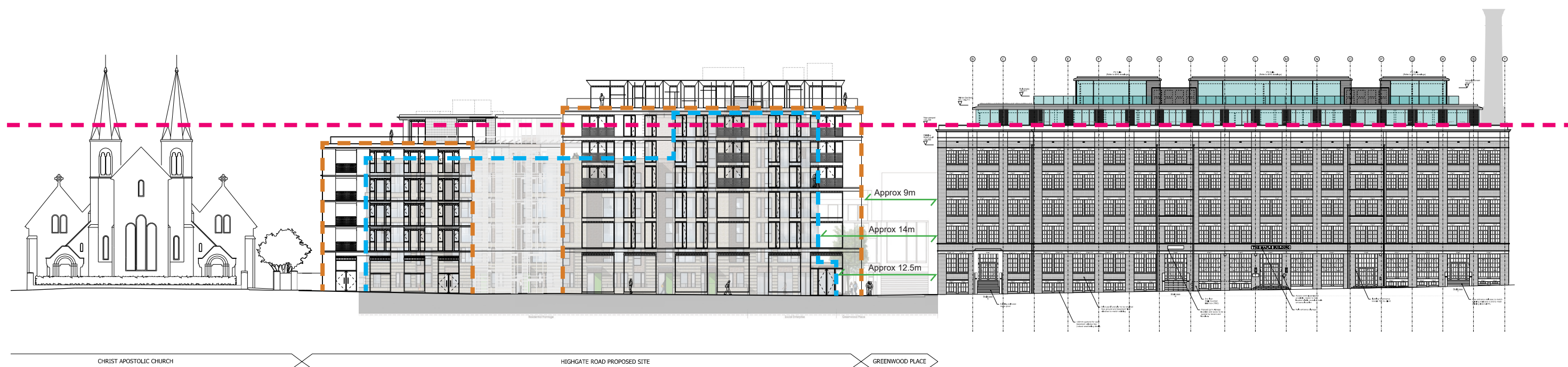
It is essential that the impacts upon daylight/sunlight to The Maple Building are fully assessed and that the impacts upon privacy and enclosure are also addressed further.

If this further assessment reveals that the development in its current form cannot achieve the relevant levels of protection of residential amenity for neighbours, Policy DP26 is very clear that the proposals must be reconsidered.

Yours sincerely

A handwritten signature in dark ink, appearing to read "Savills" in a stylized, cursive script.

Simon Wallis
Director



Linton House/Greenwood Place
Street elevation along Highgate Road
21.12.2016





Approved scheme ref. 2013/5947/P



Proposed scheme ref. 2016/5372/P
Additional massing

Linton House/Greenwood Place
Street elevation along Greenwood Place facing Linton House
21.12.2016

