

LINTON

The Linton Group
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5th June 2017

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

Linton Objection

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

Dear Mr McClue

We are the freeholder of The Maple Building (formally Linton House) at 39-51 Highgate Road. This building is immediately to the north of the site of The Highgate Centre and A&A Self Storage (Former Lensham House), 19 - 37 Highgate Road and 19 Greenwood Place where an application for development is currently under consideration (Ref: 2016/5372/P).

A response was previously submitted to this consultation on our behalf in December 2016. In that submission, it was highlighted that no assessment of the daylight/sunlight impacts upon the residential accommodation within The Maple Building had been undertaken.

We note that an updated assessment has now been made available online. However, this assessment includes both some factual inaccuracies and raises some serious concerns in terms of the impact upon residential units within The Maple Building.

In terms of inaccuracies, the assessment states that '...the consents for Linton House have not been fully implemented and there are currently no occupants'. This is incorrect – indeed, it was noted in December 2016 that the building was effectively complete and at that time 15 apartments were already occupied. Today, occupancy stands at 27 apartments including 6 occupied units at the southern end of the building adjacent to Greenwood Place.

Furthermore, one of the building's occupants submitted an objection of their own in December 2016. As such, the building is clearly occupied and must be assessed in terms of impacts upon a residential use.

No consideration of the effect on the long-standing commercial tenants on the Ground and lower ground floor of The Maple Building have been given, to either and the impact upon their amenity of daylight or safe access. The ground floor tenant a charity called War Child relies on the quality of the working environment to impress visiting donors and keep their workforce efficient. The reduction in daylight will harm all their meeting rooms and wider fundraising ability. UIB on the lower ground floor will see and effect on all their windows. Although it is appreciated that the daylight requirements for commercial space are lower no analysis has been done. Therefore, it impossible to say that significant harm is not being done to these two units.

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Safe access to the busy UIB unit is of paramount concern. The development of the proposed site will significantly increase heavy vehicle traffic through the construction and into the future. This will be for the servicing vehicles to the enlarged storage facility, new retail opportunities and construction. UIB's door at the lower ground floor level exits onto a narrow pavement at the southern end of the building. UIB staff members congregate to eat lunch and take breaks on this pavement as well as general building access. Unfortunately, there is no opportunity to move the entrance due to the existing Maple Building configuration. There has been no evidence provided to show consideration has been made for the increase vehicular and pedestrian traffic in the area.

In terms of the content of the report, it is noted that 6 out of the 30 rooms assessed fail to meet the recommended standard in terms of ensuring appropriate levels of daylight. Firstly, this is incorrect – the supporting diagrams show that the failure applies to 8 out of the 30 rooms assessed (2 living/dining rooms on each of the first, second, third and fourth floor levels).


This means that 27% of the rooms assessed will be materially harmed in terms of the daylighting they enjoy as a result of the proposed development, with 3 rooms (10%) also harmed in terms of sunlighting. This is a significant impact.

Furthermore, the 8 rooms that are most harmed are the main living spaces for 8 separate flats. This means that all 8 flats and their occupants will suffer harm to their living conditions as a result of this proposal. These residents do not have other living spaces that are unaffected – this development will directly harm them.

The timing and availability of the daylight reports have been such that the “newly affected” units on the eastern elevation have not had time within the short consultation period to respond, as should be their right. It is now clear from the new daylight report that many more units will have an affected amenity. The proposed development could previously be said to be significantly affecting 6 units by way of either daylight reductions or being significantly overlooked. With the new evidence, this could now be considered to be 14 residential units and the two commercial units.

The development documentation succeeds in significantly underplaying its effect on the wider environment and its neighbouring buildings. It is asked that the consultation period is extended by one month so those that were not previously effect may be contacted and informed of the effects the proposal will have. Enabling them to raise their objections should they wish.

It is not acceptable that The Maple Building and its residents can be impacted upon in this way. The proposal has not been altered at all where it sits adjacent to our building and the updated daylight/sunlight assessment has only confirmed our fears that the proposals will significantly impact upon our residents.



Gary Linton
Managing Director
Norman Linton (Holding) Ltd

