

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/3428/P	Clare Barber	5 Hampstead Lane London N6 4RT	26/07/2017 16:40:29	OBJLETTE R	

Dear Sirs

Re Planning application 2017/3428/P

I am writing in response to the planning application associated with 1 Highgate Road NW5 1JY. I am one of the owners of Flat B 1 Highgate Road which is a first floor one bedroom flat which is occupied by fairly long term tenants who are similarly concerned about the impact of the development on them.

The developer originally sought to proceed outside the regulation of the Planning Authorities by proceeding under the "Change of Use" regime. Under this regime the building would not be demolished but would be changed from commercial to residential use.

I am seeking to ask the Authorities to deny the Application on the following grounds:

1. Abuse of the due Planning Regime and Failure to Give interested parties the opportunity to comment

Several weeks ago residents were horrified to find that the demolition team had substantially razed the structure. See photos 1 and 2 to show the extent of the demolition. The Council has conceded that the works have breached permissions but have not communicated further with residents except to tell us that

"The demolition of a large part of the rear wall goes beyond the recent permission... There are wider implications of these works in connection with the Prior Approval application (which it may be the owner's intention to implement). We are looking into these at the moment and seeking legal advice..."

The affected residents have asked the Council to explain how this application falls within the "Change of Use" and Planning regimes in the light of the breach of planning and this most recent application which changes the form of the building and roof pitch. We felt that the design changes were vague on the plans supplied which indicated amongst other things additional windows and changes to the roof pitch. We asked in 3 separate emails over the last month for the planners to meet with us to clarify the process and the most recent modifications to the plans. E

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We feel that there has been a strategy on the part of the Developer to commence the works within the Change of Use regime to avoid the level of scrutiny wit in the planning regime and and then make further applications to substantially alter the design. We are also concerned that there will be further breaches for which retrospective consent will be sought.

As a group the residents feel that this application should be delayed until the Planning Department has met with us and consulted on the current status of the application, the enforcement for breach and explained the impact of the modifications on this Application 2017/3428/P which cannot be properly appraised by us from the drawings lodged.

## 2. Proposed Building at Entrance

There is a "2 room" building at the entrance on the new plans. It is not clear what this is. Is it bin storage? This is flank to the brickwork of 1 Highgate Road, and a bedroom is on the other side of the party wall. This is a new construction and surely permission cannot be given without explaining the use? We object to the new construction as it is in too close proximity to sleeping accommodation (particularly if it is to be used for bin storage) which will cause loss of amenity due to noise disturbance, smell and loss of privacy, as well as a threat to security because of access to windows.

## 3. Building entrance

This is too close to the party walls at 1 Highgate Road.

## 4. Roof access, Changes to Roof Pitch and Increase in Flat Roof Area

We would have like clarification on the reasons for the changes to the application in terms of the roof pitch, the design of the windows and the increase in the flat roof. The Planning Officers' failure to respond has meant that we don't understand the implications of the revised drawings. We are concerned that by maximising the flat roof and incorporating an access hatch the developer is planning to submit an application for a roof terrace. We do not know the gradient of the windows or the design and whether there will be any loss of privacy. There seem to be new windows at a 90 degree incline on the new drawings (see front elevation). There also seem to be additional windows behind the glass canopy and we are concerned that these will overlook our rear bedroom and cause a loss of privacy.

We ask that the Council rejects this Application pending the resolution of the current breach and the "wider implications" eluded to, and also afford the residents a proper consultation on the nature of the current proceedings and clarification on the impact of the changes under consideration in this Application.

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Yours faithfully

Clare Barber

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