

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/1528/P	Jessica Jacobs	13/05/2018 12:31:59	OBJ	<p>I object to these proposals because</p> <ol style="list-style-type: none"> 1. this site was originally part of the Enclosures and only obtained by the owner due to illegally overstaying the lease. Therefore there is no right to continue ownership. 2. The design is based on a railway bridge. We already have more than enough railway furniture in this area - our lives are crossed by rail and road links - we don't need any more. We also have poor signage and people always ask where Gospel Oak station is so this building will add to the confusion. I think it will also become a canvas for graffiti artists. 3. We have more than enough luxury homes in the area - we need more low-cost, low-rent homes for key workers for our fantastic schools and hospitals. 4. We also need more retail space that functions for the community - the original plans had that but they were removed - why? 5. It does not add to the community aesthetically or in terms of resources or assets.
2018/1528/P	Barry	08/05/2018 15:36:12	NOBJ	<p>The proposed development of the unused petrol station would make a huge improvement to the area. The garage is an eyesore with its rundown appearance, graffiti and lack of use. I feel that the proposed design will suit the area and its proximity to the railway tunnel.</p>
2018/1528/P	Ellen Gates	08/05/2018 13:56:55	COMMNT	<p>I OBJECT to the application, for the following reasons:</p> <ol style="list-style-type: none"> 1 I welcome the proposal to include a strip of green fronting Highgate Road, which goes some way towards re-creating the appearance of a green connection between the public green spaces on either side of the site. However, the DAS para 8.6 states that that green strip will be fenced off and will not be open to the public, but will be reserved as private amenity space for the residents of the development. That space should be made fully open to the public in order truly to connect those public green spaces. 2 The design of the development falls far below the standard that should be applied on this prominent site. The overall impression given is of a mock railway. This is completely inappropriate in the context of the neo-Georgian architecture of Denyer House behind the development site or the Georgian architecture of the wider context (including the Grade II* listed Grove Terrace). In her decision on the previous planning application for this site (APP/X5210/A/2223057), the inspector recognised that these listed buildings form part of the setting for the development site. The proposed design would detract from, not enhance, that setting. 3 Particular features of concern in the design include: <ul style="list-style-type: none"> • the truncated southern edge of the block, which leaves a messy view of the green roof; • the large, blank windows in the Highgate Road façade; • the scale and materials of the retaining wall at the north end of the development; • the cut-out north-west corner of the building, which leaves an unfinished appearance. 4 I am also concerned about the choice of brick and do not think this should be left until after planning consent is granted. Brick colour and pattern will be important, indeed overriding, considerations in judging the design and its impact on the context. In this context, darker would be preferable to lighter brick, although it is difficult to judge the options from the renderings provided in the application documents.