



Dear Sir


As residents of 124 Highgate Road, accessed from Little Green Street, I write to support the points made in Jim Beggs e mail to you of today.

The protections provided by the section 106 agreement for the development in regards to insurance provided for damage caused to property have not been honoured by the developer, and until such matters are resolved we cannot support any further development, nor amendment to the section 106 agreement that is in place until such matters are satisfactorily resolved.

Kind regards

Peter Thomas and Catherine du Toit

124 Highgate Road, London NW5 1PB



Attention Gavin Sexton, Development Management

Dear Sir,

The above application seeks to rectify errors made by the original applicant and by the Council, whereby permission was granted for development on part of the land not owned by the applicant, subsequently discovered as being owned by Camden themselves, who then refused development on this part.

I am unaware of notices being delivered to residents of Little Green Street, College Lane or Ingestre Estate regarding this current application as the public notice was displayed facing a hedge, back to back with another, visible, application for the same site (2019/3986/P)

Comments on material submitted with application 2623 include -

1. **Any application for further development with construction access to the site via Little Green Street cannot be considered whilst disputes over damage suffered by residents and their properties during the original construction remain unresolved.**
2. The current application sets out to withdraw development to within the boundary of ownership. ACG Drawing P101 rev P1: clouded notes on the drawing include 'development reduced to stay within site ownership boundaries', whilst the side notes on the same drawing state 'ACG take no responsibility for the location of legal boundaries indicated on this drawing and advise a separate drawing be completed by a specialist surveyor in order to establish exact

boundaries.'

Resolve boundaries as advised, prior to any consideration of this application either in whole or in part.

3. The original, approved, Wiblin Mews drawings indicated brick paviers between the emergency gate at Ingestre Road down to College Lane. Current application drawings state that the area leading to the vehicular entrance is paved in Tarmac 'in keeping with the materials of the surrounding area.'
- Little Green Street and the section of College Lane against which it terminates are paved in Granite setts.

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esolve as part of any further development in the application site.

4. Drawing P101 rev P1 shows the originally approved, constructed, but subsequently removed North West vehicular boundary gate, frequently stated as being integral to the gated development ethos of the entire development.

Either replace, or remove all gates (in keeping with the surrounding area?).

5. Section 106 Obligations, Draft Heads of Terms, No 3 - To ensure that the development is car free in perpetuity. - **Review and discuss (since included).**
6. Section 106 Obligations, Draft Heads of Terms, No 4 - To submit a traffic management plan in respect of servicing and visitor arrangements. - **Review and discuss, (since included).**

Clearly, the combined oversights by the developer and by LBC at the outset, have led to unresolved issues progressing through appeal procedures etc in a quite unsatisfactory and lengthy manner, resulting in application documents difficult to read and containing spurious claims such as 'in keeping with the surroundings' when anyone with a sense of place would reject such statements out of hand.

The area leading to and surrounding the application site, once rich in Heritage components of townscape, forms a key local area pedestrian junction and requires an updated planning appraisal against which the merits of adjacent applications can be measured. The shared surface of LGS is already being used as a full-throttled through route from Highgate Road to Ingestre Road by motorised scooters.

'is it now too late to be addressing the oversights of several years ago?'

LBC Development Management site visit

by yourself, and subsequent comments, required.

Jim Beggs
Street Representative
Little Green Street

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