

Rebecca Bannatyne  
107 Swain's Lane  
Highgate  
London  
N6 6PJ

Executor for the late Mrs Rachel Bowden  
of 9c The Grove  
Highgate  
London  
N6 6JU

Jennifer Walsh  
London Borough of Camden  
2nd Floor,  
5 Pancras Square  
c/o Town Hall,  
Judd Street  
London  
WC1H 9JE

Monday 2<sup>nd</sup> November 2020

Dear Jennifer Walsh

**Planning application: 2020/4307/P 9D The Grove, Highgate N6 6JU**

I write to you as one of the executors of the estate of the late Mrs Rachel Bowden, of 9c The Grove, N6 6JU. Together with my fellow executors, Stephen and Hugh Bowden, our duties include protecting and administering all aspects of Rachel's estate. We are writing now because we believe that the plans submitted by the owner, agents and architects of 9D The Grove will have serious implications for 9C The Grove – a property with two of its four boundaries abutting the proposed development site.

We were surprised to learn of the extensive plans submitted to the council for the demolition and rebuild of the neighbouring property, 9D the Grove, through the Fitzroy Park Residents Association. No attempt has been made to contact us or engage with us over these plans by either the agents, owner, architect or the council. I understand that, belatedly, a notice of planning application was posted on a lamp post outside 9C The Grove, but this had disappeared before we could get sight of it. It is also apparent that, while the planning application is dated 5th October 2020, extensive discussions have taken place without consultation of local residents, as evidenced by the changes already made to existing plans (see Point 1 below). There is therefore no case for any suggestion that this is a recent application and that somehow this excuses the lack of consultation.

We have yet to be granted probate, Covid-19 causing a lengthy delay in the Probate Office, and so have not had access to funds to engage a professional to comment on the impact this development will have on 9C The Grove. However, we would like to

make the following points which we hope you will take into consideration when considering this planning application.

1. Although these plans no longer include a mansard roof, a result, we believe, of Camden's comments on the initial application (dated 20th March this year) we believe the new plans do not fully address the following comments made at that time

*"The overall height of the building impacts the setting of the listed stables.....The visibility of the proposed building and its proximity to the stables also confuses the relationship between the Stables and Park House. Any building on the site should be subservient to the stable building in terms of visibility from The Grove. The overall height of the building impacts the setting of the listed stables..... The visibility of the proposed building and its proximity to the stables also confuses the relationship between the Stables and Park House. Any building on the site should be subservient to the stable building in terms of visibility from The Grove"*

We would also question the statement made in the updated planning statement submitted that

*"the changes result in a direct benefit to the grade two listed stables through the re-installment of the regular use of the entrance gates onto The Grove".*

This will have a negative impact on 9c, introducing cars, not horses, to a third side of the stable property. It is difficult to imagine what exactly the "direct benefit" to 9c might be, and we would welcome clarification of that assertion.

2. We would also like it noted that in our view the proposed plans do not meet all of Camden's Local Plan Policy A5 criteria as, point I,

*"be set back from any neighbouring property boundaries where it extends beyond the footprint of the host building "*

is not being adequately adhered to as the new footprint puts the dwelling closer to the boundary wall with 9c The Grove.

3. The plans include a large basement which could have an impact on neighbouring properties. 9c, the larger building of the old stables, is in part a listed property and already prone to damp. Changing the natural water flow under 9d could cause issues for this listed building. We have concerns that the test boreholes have not been drilled deep enough to give an accurate picture of the unique terrain under the property which includes Bagshot Sands, Claygate terrain and London Clay and do not reflect the depth of foundation needed for a build of this size. A true geological section across the site is required before the assumptions made in the BIP can be relied upon. Furthermore, no request for trial pits, to ascertain the depth of the foundations of neighbouring properties has been made. There is very little information provided on the drawings – few sizes or dimensions and no information on surface water/ foul drainage. This coupled with the lack of information on the CMP (see point 5 below) concerns us greatly.

4. The proposed rebuild property is planned to be not only a much larger property (an increase from 1520sq ft to 4,000 sq. ft), but taller than the existing one and will lie closer to the boundary wall. While we note that the two windows overlooking 9C will be bathroom windows. and therefore, hopefully, frosted, we are concerned about the implications both the height and closeness will have on the natural light afforded to 9C The Grove. The boundary of the new build will impose greatly on the outlook of 9C. Please also refer to comments made in point 1.
5. The CMP submitted alongside the application gives no useful information and while we understand that some points can only be settled once a constructor has been appointed, there are issues that need to be considered and discussed with neighbours ahead of planning. This is set out in Camden's CMP guidelines and I am surprised that the council would accept what amounts to a blank sheet of paper being supplied on this matter.

In particular we would like to highlight the following concerns:

- a. The site is nestled between a number of dwellings and although the site can be accessed from both Fitzroy Park and The Grove, there is little space for parking and there is no comment on how or where site traffic would park, load and unload, nor on the impact this will have on neighbouring properties. The roads surrounding the site are narrow and/or busy – The Grove having seen a marked increase in traffic since Camden introduced the new traffic restrictions on Swain's Lane, Bisham Gardens and South Grove. The Grove is also used by parents and pupils of 3 local schools and 2 nurseries, and is a constant traffic jam during peak times as it is. Parking is also at a premium. Point 7 in the CMP needs to be completed before neighbours can fully comment on the impact this proposal will have on their homes and lives during demolition and construction.
- b. There is no time frame given for the length of this building project. Again, given the impact it will have on neighbouring properties, some plan should have been given as requested in point 8 of the CMP.
- c. A requisite of planning applications in Camden is that there should be some form of Community liaison "*A neighbourhood consultation must have been undertaken prior to submission on plans*" – no such consultation has been made.
- d. Furthermore, Camden request that the cumulative impact of the large number of vehicles and their movement together with the sustained noised from such a development be considered prior to planning applications. There is no suggestion that this has been considered and certainly no overture has been made to the local community
- e. Finally, on this point, *Affected Sensitive Receptors should be identified and contacted ahead of planning*. Again, no attempt has been made to contact neighbours or the FPRA ahead of this planning application. It would appear that prior discussions have been had with Camden Council but neither Camden nor the developers feel that local residents, for whom this development will have the biggest impact,

should be properly consulted about the plans for the development of 9D.

The fact that the Owners, Agent and Architect of this planning application have gone out of their way to withhold the information needed by the local community to assess its impact both during the period of demolition and construction, and then as a lasting dwelling in this conservation area is cause for concern alone. The lack of a meaningful CMP, a BIA that has flaws and very little information in terms of sizes and dimensions, and a total lack of concern as to how these plans will affect the local community is unacceptable. I hope at the very least Camden Council will extend the consultation period to allow a meaningful consultation to take place.

Yours truly,

Rebecca Bannatyne  
Executor for the late  
Rachel Bowden – 9C The Grove, Highgate, N6 6JU.

Copy to :   Hugh Bowden  
              Stephen Bowden

*Sent to Jennifer Walsh, Camden Council, by email and post.*