

**From:** David Fowler  
**Sent:** 05 September 2022 09:12  
**To:** Planning Planning  
**Subject:** FW: Highgate New Town Community Centre, Breach of Planning Approval, HNCC: 2022/3378/P - LBC Development: Block B

Morning,

Please can you upload this objection – 2022/3378/P.

Thanks!

David

David Fowler  
Deputy Team Leader



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**Subject:** Re: Highgate New Town Community Centre, Breach of Planning Approval, HNCC: 2018/5774/P - LBC Development: Block B

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Mr Gaskell,

Thank you for your response.

I have reviewed the new planning application, to which you have referred, which proposes changes to two windows in Building B amongst other revisions.

In looking at the drawings further with the other residents of Pentad, we are not reassured that this revision to the approved drawings is acceptable and that the door will only be used occasionally for roof maintenance - regardless of the wording of the planning conditions. As you can clearly see from the plans, the new door and adjacent new full height window (now enlarged with a sill height to match that of the door), are the only openings for the activity / room (B.104) which sits behind these openings. In the revised drawings (the submitted Roof Maintenance document authored by RCKa), the full height door is side hung with the adjacent window as a fixed window (with no opening light). Therefore the door will be the only means of natural ventilation to this room. Therefore it is clear this door will not remain locked - it will be open in fact for most of the summer if not year, and users could therefore easily access the roof - an issue which may also not be advisable given the location of glazed roof lights within this roof. It is not necessary for this opening to be changed to a door for maintenance access - visual inspections can be regularly carried out and safe access through the window would be possible, when needed.

I am sure you can fully appreciate the issues here. Our long experience of HNCC in the past is that certain events have caused problems when not staffed properly and it has been necessary for residents to report and resolve neighbourly issues. Given the planning history of this project and the concerns residents have raised through the planning process - particularly around the issues of privacy and overlooking, it is unacceptable that this change is made. We raised it to LBC at the end of June with plenty of time for the site team to revert to the approved drawings (which they should have been building to). We therefore repeat our request that the windows are constructed to the current approved drawings, which have been extensively consulted upon, with the local community.

We will be objecting through the portal to this planning application, setting out our concerns as above.

Regards,  
Jo McCafferty  
on behalf of Pentad.

On Tue, Aug 16, 2022 at 3:49 PM Gary Bakall

wrote:

Dear Jo McCafferty,

I refer to your email to Dan Pope (copy below) regarding a new door that has been inserted into the first floor level of block B.

I have requested a planning enforcement investigation be opened into this breach of planning control and will deal with it personally.

I note that a planning application 2022/3378/NEW has just been submitted to the Council to provide a sliding door at 1<sup>st</sup> floor level of Block B for maintenance purposes, please see attachment, the rest of the application will be able to view on our website very soon.

I will discuss with the case officer but can assure you that any access onto the flat roof will be strictly limited to maintenance purposes only and use as a terrace or other amenity space will not be allowed.

If you wish to discuss this matter please do not hesitate to contact me.

Regards

Gary Bakall B A Hons Urban Town Planning  
Deputy Team Leader  
Regeneration and Planning  
Supporting Communities  
London Borough of Camden

Dear Mr Pope,

and a member of Pentad Housing Society, one of the adjoining properties to the HNCC development being led by LB Camden. I am writing to you, as we have not received a response to a notified breach of planning drawings, which urgently needs resolution as construction continues apace. A door has been installed at first floor level of the Fresh Youth Academy HNCC Block B. This area is of major concern to local residents adjoining HNCC because the facade directly overlooks our houses and gardens. In line with the approved planning application drawings, we want to ensure

that no balcony/terrace is provided which would impact our privacy or be a source of noise and difficult to manage for HNCC. As part of the neighbourhood consultation LBC carried out on the revised 2018 planning application, we were assured that the set-back at first floor level was not to be used as an accessible balcony or terrace. The planning application drawings submitted as part of the revised planning scheme show this as a top-pivot window, not as a door. The drawings do not show any means of easy access to this roof area. The fact that a door has been installed demonstrates this assurance is not being upheld and that easy access to this set-back roof area at first floor is now being provided. It is clearly in breach of the planning approved drawings and yet we have not been consulted regarding any change to the design and approval. We first raised this matter on 30th June and still have not received any reassurance that the door will be removed and the opening re-built as per the approved drawings. Therefore we are raising it as a breach to yourself and request immediate action to stop the continuing construction of this opening. I attach the planning approved drawings and site photographs from the end of June.

We request immediate reassurance that:

1. That no balcony access will be provided from Block B / Fresh Youth Academy to the first floor roof area under normal usage of the building, in line with the Planning Application documentation on which we were consulted.
2. What limits you will place on access to the opening to ensure it cannot be used as an accessible balcony/terrace by users of the building and can only be used when required to inspect or maintain the building fabric, and how these access restrictions will be enforced.
3. Where I can find a copy of the approved planning drawings and documentation if there has been a change to the building elevation.
4. If LBC does not have approval for this change, what process LBC will go through for approval and how we will be properly consulted as residents impacted by the change to ensure our concerns are properly addressed.

I look forward to hearing from you.

Yours sincerely,

Jo McCafferty

on behalf of Pentad Housing Society.



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