

## Appendix 5: Neighbour Representations

Commentator	Comment	Response
Resident, Lawrence Road	<p>Looks a good application in fairness. The brick recess (or rather the head of it) is a little incongruous (doesn't quite fit with the historicist facade) but all in all it's clear the architect has given this careful thought and has been allowed reasonable time to pull a coherent scheme together. Should be a more appropriate scale to the High Road (three stories rather than the existing two) and the ground floor High Rd elevation would be much improved by the proposals (lower and more open, with a consistent signage panel).</p> <p>Some comfort may be required that the detail will be as good as the strategy, so perhaps some detailed sections of the facade should be requested (e.g. to shopfront and upper storey window detailing).</p> <p>If only every application was of this standard. Just a further comment that I agree completely with Cllr Bevan's objections to externally mounted roller shutters.</p>	Further details, including sections, of proposed building facades have now been submitted. A recommended condition would reserve details of the shopfront and internal shutters for subsequent approval.
GIM Property, freeholder of Nos. 803-805 High Road	<p>One of our client's major concern is that The Bricklayers Arms Public House was constructed in the late 19th century and has traded as a public house on the High Road throughout to date. It is noted that the application seeks to provide a substantial number of residential units on the site, considerably more than the residential accommodation that serves the building at present. It is particularly noted on drawing Nos. GA-A/0821, 0822 and 0823 that flats will be built against the new party wall to the rear of the building that will overlook the public house garden</p> <p>Our clients concern is that they have traded this property many years and benefit during the football season from the applicant's supporters using the premises, in particular the trade garden area. The most significant concern being that the garden remains well used after midweek football matches and at present the property is licenced to trade until midnight, therefore, it is considered that the current trading situation will have an impact on any residential accommodation. In the long term our clients do not wish to find that their trade is being restricted by the new development regarding the trading situation.</p> <p>We also wish to draw attention to the design at ground floor level on plan GA-A0821 which appears to show 2 No. windows marked 13, constructed in the existing party fence or new party wall construction that will overlook the trade garden. At present there is a solid wall construction, it is considered that it is absolutely necessary that a suitable solid boundary</p>	<p>Recommended noise and obscure glazed window conditions should ensure that the proposed homes would safeguard the long-term use of the beer garden.</p> <p>The impacts on the daylight of residents living on the upper floors of Nos. 803-805 High Road is considered acceptable.</p>

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	<p>remains between the public house and the proposed development. Furthermore, it is our view that the applicant has no right to build windows into a boundary wall in the positions shown.</p> <p>On behalf of our clients we also wish to draw attention to some of the information and statements that are contained within the Daylight and Sunlight assessment prepared by Hydrock Consultants Ltd. It is firstly noted that the 3D perspective of the development appears to indicate a gap between the front part of the new development to the High Road and the rear three storey providing day light at low level into the central amenity area which is not the case as a party fence wall to a height of approximately 2.5m will remain in position.</p> <p>In item 4, existing building impact assessment, the VSC factor shows a reduction to every window at every floor level in both Nos. 803 and 805 High Road, with 2 No. windows at first floor level completely failing to provide the recommended level of light into the building.</p> <p>These reductions and the failure level are glossed over in the conclusions at paragraph 7.3 stating that these reductions are acceptable, given that the site is located in a dense urban context, the daylight and sunlight levels received are within acceptable tolerances. We are therefore of the view that our client's residential accommodation is definitely impacted by the proposed development.</p> <p>We also note that the applicant has included a structural report detailing the impact on No. 807, however, there is no assessment in respect of the impact on 805 which will be substantial given the proposed design and construction method.</p> <p>Whilst technically not a planning issue our clients do hope the Council will consider a number of conditions to protect their business and the other businesses along the High Road during the course of the construction phase as the redevelopment of this building will have a significant effect on the locality.</p> <p>Whilst our clients do not object in total to the proposed development, they do have concerns regarding their long term position in the community and the affect that the close proximity of residential accommodation will have on their business in the long term as well as the impact on the upper floors residential accommodation.</p>	

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Councillor Bevan	<p>I am the Cllr responsible for responding to planning issues within this ward, I have visited the above address and my comments are below and are based on my observations and local knowledge during my 17 years as a Councillor for this ward.</p> <p>Subject to the input of the Conservation Officer I would be supportive of this application providing the policy on shutters is applied. No external shutters, if internal shutters are to be permitted, I would request not, I would request that they be the lattice type and not solid steel. My support is conditional on the above being applied concerning shutters for all the non-residential units.</p>	A recommended condition would reserve details of the shopfront and internal shutters for subsequent approval.
Tottenham CAAC	Comments: We note conservation and design officers and Quality Review Panel are happy with this. Would be good to see detailed sections of the facade	Further details, including sections, of proposed building facades have now been submitted.