

11, Southwood Avenue
Highgate,
London
N6 5RY
27/06/11

Mr Matthew Gunning
Principal Planning Officer
Haringey Council
Civic Centre
High Road
Wood Green
N22 8LE

Objection to Haringey Planning Applications Reference HGY/2011/ 0998 and HGY/2011/ 0999.

Dear Mr Gunning,

Further to the subsequent notification of proposed change to the plans associated with both of the applications above, this is a further letter of objection and is based on similar principles as before

This development is in the garden of a listed building within the Highgate Conservation area and, significantly affects our amenity by increasing light pollution and overwhelming sense of property confinement and restriction thereby also reducing privacy due to serious overcrowding of the site, impacts local wildlife substantially, exacerbates parking local problems and destroys an essential woodland landscape.

In common with the reaction of all of my neighbours, I object in the strongest possible terms to proposed development / construction of a new building which is now clarified by the developer as flats (where previously this was dishonestly stated to be houses) in the front side garden of the same property by the current owners and stated developer of the site, Lomorah Estates Ltd.

This constitutes very significant overdevelopment of this site leading to loss of amenity to the local residents in the adjoining properties, thereby preventing peaceable enjoyment as a result of the overbearing scale and size of the proposed new build.

Whilst refurbishment of a substantial listed building is commendable and desirable (especially since over the past 13 years that I have lived at the above address, the building concerned, No 225 Archway Rd. has been deliberately allowed to deteriorate - contrary to Haringey guidelines), the proposed development is both very overbearing and out of character with the local architecture..

Haringey should oppose and reject the planning application for 225 Archway Road forthwith, as it currently stands, in its entirety.

Whilst the proposed development differs from the previous even worse design put forward by the developer, the scale and scope of the proposals have not changed in terms of overall area and has increased in terms of mass, size and height from any new building at side of 2 Cholmeley Park.

That will eventually lead to even worse loss of amenity from development creep - particularly loss of natural light, increased artificial light pollution, and increased noise levels to the rear of our property, loss of privacy and overbearing sense of enclosure due to the size of the proposed 3 storey house currently designed and shown in the plans submitted to Haringey currently

It is also very likely that a new building will be inserted into the space behind 225 Archway Road (as this is currently shown as subject to a separate planning application) and that may then be the subject to further "change of use" applications by the developer to change it into separate flats – as

per the original previous application for flats, which will further distort the locality and create pressure on local facilities and amenities.

Any design for rear of 225 Archway Road / side of 2 Cholmeley Park, if approved by Haringey Council should be substantially reduced in scale and there should be no basements in Archway Road (see follow on points)..

Local residents have submitted to your department digital images of the impact of the placement and size of the planned development on neighbouring properties, which illustrates the severity of this development in terms of its scale, overlooking, loss of light, loss of view and general interference it will bring to the surrounding houses if allowed to go ahead in its present form.

The current scale of any future piecemeal design for the side of 225 Archway Road, its overall bulk and mass makes it impossible for Haringey Council to properly discharge its own stated responsibilities under OS17 of the UDP as there is insufficient space for that to be able to happen.

The proposed addition of effectively 2 further buildings to the front of 225 Archway Road (and possibly at the side off 227 Archway Road) previously stated to be houses and now confirmed to be flats will further add to the overcrowding of the site and add to pressure on local services such as school places etc., which Haringey has a statutory responsibility to provide in a way that is fair and does not allow for overcrowding of class sizes, resulting from over development of an area.

To summarise my strong objections to this proposed development:

1. The scale of the development and potential overbearing proximity to all of the houses at the bottom of Southwood Avenue and the Highgate Avenue houses which back onto it also, which will destroy both the character and nature of this part of the neighbourhood beyond recognition.
2. Overwhelming impact to my property from imposition of enclosure and restriction this new house to rear of 225 Archway Road inflict on residents of both streets as a result of development.
3. Blocking of and deprivation of natural light during the day that will be inflicted on the residents of numbers 3 to 13 Southwood Avenue and 9 to 21 Highgate Avenue by the subsequent construction of flat blocks and the loss of enjoyment of their properties by owners and residents.
4. Subsequent artificial light and reflected light pollution from any new building into rear of the 225 Archway Road, plus additional noise pollution from both building and development work and then subsequent rental occupancy of the proposed of 225 Archway Road terrace extension from new flats on Archway Road (225A and B as planned).
5. The proposed new properties, both at the front side of 225 Archway Road are far too big for the small plot of land involved. This is over development and destroys the scale of area
6. Further development of Archway Road into flat conversions is contrary to Haringey's own rules on HMOCs, coupled with lack of enforcement of existing rules on illegal conversions (including garages /sheds in Cholmeley Park being used as dwellings) further destroys the area.
7. Car Parking: there is very limited off street parking provided for the new flats and houses.

As Archway Road itself is a TFL Red Route along with a near permanent Bus Lane, no parking is permitted there. Directly outside of the Cholmeley Park access is a TFL limited parking area and is therefore outside of the control of Haringey Council. That means all associated vehicle parking will flow into a combination of lower Southwood and Highgate Avenues and Cholmeley Park.

Southwood and Highgate Avenues are recognised by your department as suffering substantial existing parking problems, currently Cholmeley Park in no better. This development will mean a massive lack of availability of parking spaces in all 3 streets leading to congestion and accidents.

8. The impacts of these proposed developments will further destroy the character of the area. Haringey Council Unitary Plan HMOC implications (most of the South West Archway Road has been allowed to be converted into flats and bed sits in blatant disregards of stated regulations.

9. The developer has incorrectly and dishonestly stated that the revised plan has the endorsement of the Highgate Society and English Heritage. These statements have since proven to be incorrect.

They also appear to state that Haringey (verbally) supports them, if that is the case; there appears little point in having a Planning Approvals process if de facto approval is given ahead of time.

I understand the Highgate Society, English Heritage and the local CAAC are all opposing this development as currently proposed and designed (in line with the objections above), contrary to the initial indicative statements of spin made by the developers in their various communications

10. Safety - I understand that London Fire Brigade has also opposed the application on safety grounds due to basement development on Archway Road Terrace.

Haringey Council therefore need to take full and proper account of the statements and opinions of these bodies, as well as local residents and **reject** forthwith the planning application as it stands.

11. Flood Damage from underground water courses as presented to Haringey Council recently.

In addition to the list of existing and updated objections by residents to the development there are significant dangers of flooding to properties on Cholmeley Park / Southwood Lawn Road / Highgate Avenue / Southwood Avenue / Archway Road resulting from disturbance to underground streams and tributaries of the Muswell /Moselle River that flow down directly through the area of proposed development.

12. Haringey Council would also have been aware of these watercourses from objections raised relative to the recent proposed "Cholmeley Bowl / Highgate Garden Centre" planning application (rejected by Haringey Council a short time ago) and also from being referenced in prior objections to this Archway Rd development and its predecessor

Should any planning permission be granted by Haringey Council and any construction then is started resulting in flood damage to my property, then this will potentially make Haringey Council as well as the developer liable to paying damages and restoration costs. Some of the houses on Highgate Avenue have Victorian water pumps in their basements / cellars that were originally installed to deal with some localised flooding.

The existence of these streams and watercourses appears yet again not to have been brought to the attention of Haringey's Planning Committee in relation to this planning consent application by the developer, their agents / representatives or by Haringey Planning Department, based on current publicly available information.

13. As far as we can see there has been NO clear auditable or independent Hydrology report on the site to fully evaluate issues and dangers - this is despite Planning Officers being made aware of this potential hazard over 3 months ago. Attached below are copies of maps of Highgate Village and surrounding area from 1822 and 1867 (latter is from a government survey).

View at 75 -100% of magnification for the clearest perspective - you should focus on the area below Jacksons Lane Shepherds Hill and above Hornsey Lane.



1867 Survey Map



1822 Map.

These map facsimiles are from "The Village London Atlas (The Changing Face of London)" copyright Alderman Press - published in 1987 - so appear current.

These clearly show the existence of these water courses flowing into the Moselle River (Muswell River) from the upper ground of Highgate and the Cholmeley Bowl directly into the area below Jackson's Lane and into "Southwood Lawn" (as shown on the 1867 map) and therefore under the site of the proposed development.

14. The danger of flooding from the Moselle / Muswell River is a known hazard in parts of Tottenham and Edmonton despite the watercourse in those areas benefitting from being culverted - which is not the case in Highgate where they flow underground. Any major works will therefore create potential fluvial disturbance / damage.

We have clearly established that these watercourses into the Moselle are not the responsibility of Thames Water Utilities Ltd. (as they do not form any part of their drainage assets), but instead are in fact responsibility of the Local Authority (Haringey) and or the Department of the Environment (who have stated it is not down to them), as is any alteration to the water courses resulting from development work.

15. At the previous Planning Committee meeting in April, Stuart Cunliffe, (the planning consultant for the developer who stated that he "has 40 years experience as a surveyor and Planning Consultant"), declared at one point towards the end of the open discussion session of the meeting that there " are no watercourses in the immediate area of the development other than those of Thames Water in Southwood Avenue."

Whether this statement was made in error in the heat of the meeting discussion due to ignorance of the facts (despite his "40 years of experience of Planning") or was disingenuous it would appear to be wrong in the face of this historical evidence.

16. The previous "Hydrology Report" for the proposed build as prepared by the Developer and their agents, in relation recent draft planning applications in October 2010 and April 2011 prior to this one makes no mention of these water courses or their potential impact on the locality and residents from possible flooding due to disruption / diversion of hidden watercourses created as a result of any works.

17. An updated professionally generated graphic overlaying a modern street map of the area onto the 1867 map is also attached for attention of members of Haringey Planning Committee and Planning officers, prior to any planned meeting in July.

It more clearly shows the flow of these watercourses today, regards proposed development site relative to potential impacts from the underground water courses flowing through the Southwood Avenue / Highgate / Southwood Lawn Road / Archway Road area relative to the above Planning Application.

This new graphic attached (view at 75% or higher magnification) now shows the mapping of the Haringey/Highgate 1877 map onto the current Highgate / Archway Road street plan.

This work was done for the residents by a professional media graphics expert and is accurate.



New graphic 10/04/2011 - 1867 map onto the current street plan

Prior map attachments provide to the Council on Friday 08/04/11 - also view at 75 -100% of magnification for the clearest perspective. As before, you should focus on the area below Jackson's Lane Shepherds Hill and above Hornsey Lane.

1867 Survey Map

1822 Map.

18. The last map and diagram attached has been provided by the Highgate Society from their archives and databases to local residents, which as can be seen, fully confirms and endorses prior information provided to Haringey Planning Committee prior to the Planning Meeting on 11/04/11 at which the previous set of planning applications by Lomorah were rejected by the Council for a number of reasons.



19. As a result of the residents having further consulted directly with Environment Agency with respect to this particular aspect of the current planning application, the Environment Agency have confirmed to us that they were not approached either by Haringey Planning officers on this for advice or guidance for the previous planning application or by the developers as far as we can ascertain at present.

20. Should Haringey Council grant planning permission to Lomorah Ltd for the proposed development at 225 /227 Archway Road and flooding or water damage to the adjoining properties arise as a result of works proceeding or as a consequence thereof, then Haringey Council (as well as the developer) may be liable for damages to repair /rebuild any or all affected properties and for costs, from being made aware of this hazard beforehand and no action being taken to mitigate it or avoid it.

21. Haringey Council should also note there could be significant danger of undermining or erosion damage to Archway Road from this development from any underground watercourses being disrupted.

This could easily occur (given proposed development timescales) either immediately prior to or during the course of the 2012 Olympics thereby severely compromising the main arterial route to from the North into East and Central London, with consequential further damage to the reputation of the Haringey Council as a result, but this time on a worldwide basis.

22. The Highgate Society has notified us that they have also objected on similar ground, namely that front basements face Archway Road - a major arterial route carrying heavy traffic as per above.

The Highgate Society has had a consistent policy of objecting to basements onto Archway Road and this has, in the past, been upheld by Haringey. They are concerned that the noise, vibration and air pollution from the road will render these units virtually uninhabitable.

They are also concerned that the basement, with a 2 storey excavation to the rear will affect the ground conditions and water flow in the area. This is due there being ancient water courses in this area and also feel any excavation and basement construction needs supporting by an independent hydrological report

Yours sincerely

Jim Dickson

cc Paul Smith, Head of Development Management North, Planning and Regeneration, Haringey.
cc Lynne Featherstone MP
cc Bob Hare
cc Alex Fraser
cc Highgate Society
cc English Heritage