

7 Southwood Avenue
Highgate
London N6 5RY

24 June 2011

Dear Mr Gunning

Location: 255 Archway Road N6 5BS
Your Ref: Ref HGY/2011/0998 and HGY/2011/0999

I write with reference to the latest applications for the site above.

As you are aware, my wife and I have already signed a letter which, while not objecting in principle to either the extension to Archway Road or the development of the listed villa, raises concerns about the possible consequences of diverting the watercourse that has been demonstrated to run under this land.

I have no doubt that Haringey will take their responsibilities very seriously in this regard to ensure that there is no detrimental effect to neighbouring properties as a direct result of approving this development, and that no work will be allowed to start until the proper precautions and tests have been carried out.

The purpose of this letter is to highlight two further concerns as follows:

1. Stated desire to apply for further development of the site

The current application refers to a future application for the rear garden of the listed villa by stating that “a separate application will be made for this part of the site”.

As you know, an earlier application to develop the rear garden of the listed villa has already been rejected. In rejecting the application, the Committee took the view that the proposed property was too cramped for its site and adversely affected the amenity of local residents.

In coming to this conclusion, the Committee appear to have come to the same conclusion as the residents, viz that a property of any scale cannot and should not be squeezed into the rear garden of the listed villa.

Should Loromah return with a further scheme for the rear garden – as they have explicitly stated on this application - the property would clearly need to be of a completely different order to the previously rejected scheme in terms of both height and footprint. It would also need to be situated further forward

towards Cholmely Park – and certainly no further back towards the residents of Highgate and Southwood Avenues.

2. Landscaping affecting future development of the rear garden of the listed villa

Given my comments above – and Loromah's stated aim - it is of great concern that the current application comprises landscaping for a bin and cycle area that would appear to force any further scheme to the rear of the garden of the listed villa.

As you know, before the rejection of the previous scheme, Loromah had proposed a building at the back of the site which drastically affected the amenity of the residents of Southwood and Highgate Avenues and was fiercely resisted.

Simply put, my concern is that, by landscaping in this way, Loromah are deliberately closing down the possibility that they could develop at the front in order that they can mount an argument that development now needs to be towards the rear of the garden.

For the avoidance of doubt, such an argument and such a scheme would again be wholly unacceptable to local residents.

Yours sincerely,

Alex and Esther Bannister