

Matters raised at Development Management Forum for planning application at:

Address: 159 Tottenham Lane, London, N8 9BT

Reference number: HGY/2014/0484

Proposal: Erection of a part 4 / part 5 storey building to contain retail development on the ground floor consisting of 422sq.m of A1 use and 218sq.m of A3 use with 18 residential units on the upper floors.

Date of Forum: 18/03/2014.

Matters raised at Forum from residents and the Cllr for Crouch End:

- Scale of development out of proportion with adjacent shops;
- Parking. The area already suffers from insufficient parking for residents;
- Design is considered to be 'ugly';
- The larger top floor appears bulky making the building more prominent;
- Upper floor balconies and glazing to the rear would compromise neighbouring amenity;
- Glazing panels appear as solid panels on the plan. Plans are therefore not accurate or misleading;
- No justification for the massing;
- The additional top floor is not in the vernacular of the area;
- Issues with the roof design;
- There are more windows on the new proposal to what was previously approved;
- Increased footprint of the building;
- Is the parking sufficient and would the development be car free;
- Previous approval had a basement. What has happened to it?
RESPONSE FROM APPLICANT: There are existing tanks and a basement level existing within the middle of the site. Therefore and basement would not require as much digging as first expected. No confirmation as to whether the basement will come forward in the future;
- Land contamination;
- Access to site;
- Where are the fire hydrants;
- Will it have gated access;
- Bike Store?
- What will happen at the back of the site?
- Site run off into gardens of neighbours?
- What is the child yield for the development;
- What will the education contribution be for the development?
- Are balconies on the facade appropriate?
- General opposition to the top level and rear facade windows.
- Where will staff to the A1/A3 units smoke?
- Where will the plant equipment be located?
- Where is the refuse store?