Cordell Paul

From: Planning Support
Subject: FW: Objection to Planning Application HGY/2015/1349

From: Ben Johnston
Sent: 24 June 2015 11:16
To: Planning Customer Care Team
Subject: Objection to Planning Application HGY/2015/1349

Dear Sir or Madam

I wish to register our opposition to the application to redevelop Oxford House, Oxford Road, London N4 3EY. We own and live at 34 Perth Road.

We have studied the plans and design proposals submitted to Haringey Council and attended a consultation meeting with Cook Associates Architects on 11 May.

It appeared that this meeting was a check the box exercise to be able to say that the applicant had consulted with the community however I found the architects with limited detail/responses on the following

1. waste removal
2. the difficulty of a huge development on such a small road - access etc
3. oversupply of existing student accommodation - likely that this will lead to non students becoming residents
4. insufficient plans about how the accommodation would be managed/operated with a limited use of post graduate students with no real power to police 130 people (impossible if some are non students)
5. increased parking issues in the area and increased deliveries to the students
6. they said they had written to residents directly - we had not received notice of the meeting and heard on the grapevine and this was a common complaint from the people that I encountered
7. The plans do not provide adequate access for emergency services (fire, ambulance, police)
8. High density accommodation is not appropriate for this residential area

In addition I know the architect requested written questions form at least one resident and committed to reply and they have not.

There is an urgent need for residential accommodation for families, especially if this can be affordable or social housing.

I think you should refuse planning consent

Kind regards

Ben Johnston

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