Cordell Paul

From: Planning Support
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2015/2662 Site Address: 132A Arcadian Gardens London N22 5AE London

Comments by: E. Monti

Submission: Objection
Comments: I object to the planning application for retention of existing HMO use for the 5 rooms properties in Arcadian Gardens for the reasons already mentioned by other neighbours as summarised below:

1) Large increase in rubbish: Despite the abnormal lines of bins in the front gardens, the rubbish from 134 has been pouring out into the street and neighbour gardens for months (HMO started well before 1 year ago) and over the last months the problem has further increased (more people, bigger families living in the property)
2) Increase in noises: there are many more people (large families with more than 4 children) living in the dwelling built in bricks at the end of the back garden with wooden-built open-air extension, which causes increasing noise during the day and occasionally even until late night
3) Over-intensive development of the site affecting the amenity of the residents: the neighbourhood will be loosing its character if shacks are built in the back gardens
4) Finally I do not have confidence in the ability of the applicants to manage HMO because:
- Issues with rubbish haven¿t been solved for months although the problem was mentioned while the 132b house was being built, but the landlord wasn¿t helpful
- It was not possible to get in touch with landlord to discuss these issues because his tenants would not disclose his contacts when approached
- The owners of the houses have been recently been charged of antisocial behavior, for which the police had to intervene involving serious legal actions

As mentioned in the comments posted by other neighbours, the planning permission given in 2014 (HGY/2014/1229) was for a 3 bedroom house (96m2) and now the HMO is requested for a 5 bedroom house (150M2); as a result, there are families living in the dwelling in the back garden.
It seems that the living-space provided is insufficient and of poor quality for large families with more than 3-4 children: overcrowding houses and neighborhood is not the answer to housing deficiency and is not respectful for the children.

Yours sincerely,

E. Monti