Argles James

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

Application Reference No. : HGY/2015/3099
Site Address: 1 Stanhope Gardens London N6 5TT
Comments by: Stephen Peers
From:
2
Stanhope Gardens

London

N6 5TS
Submission: Objection
Comments: I own 2 Stanhope Gardens, opposite the subject building and have been through a planning application (submitted Feb 14) to extend.

In doing so, Haringey were very clear to me that the parameters for development were to deliver an addition where:

- The scale and massing was subservient/respectful to both the existing house and the overall setting
- The materials / pallet were of the highest quality with real sensitivity to the existing context
- A roof terrace was out of the question for reasons of surrounding privacy
- A development had to have full regard to the water table / flow of ground water and could not impact on existing properties
- An extended development had to have regard to / deliver sufficient provision for increased vehicular activity.

To this end, I would like to object to the planning submission on the grounds that:

¿ Scale and massing, this is a large two storey extension in a prominent corner location visible from Stanhope Road that completely dominates its surroundings. A two storey extension at 2 Stanhope Gardens was rejected on the grounds that it wasn't subservient to the original house or setting.
¿ The materials/pallet are low cost, low quality showing no sensitivity to the existing building and a lack of respect for the surrounding Edwardian architecture. This
scheme makes no positive impact on the conservation area.
¿ A roof terrace at 1 Stanhope Gardens would provide a large, elevated un-restricted viewing platform that would have a negative effect on the privacy on the upper floors of 2 (and 2A & 4) Stanhope Gardens.
¿ By splitting the house into two family homes there will be an increase in vehicular activity (in this location one micro parking space per house won't be sufficient)
¿ Basement and water levels, given the raised location of the house, and the creation of a basement, will impact on the ground water flow and existing issues on the other side of Stanhope Gardens.

Whilst I am clearly not against development, I have no choice but to object to a sub-optimal application. This is an ill conceived, poorly designed and sub-standard creation which would deliver a materially negative impact on Stanhope Gardens and is absolutely not in keeping with the guidance set by Haringey in consenting to HGY/2014/0144.