Haringey Council
Place & Sustainability
Planning, Regeneration & Economy

0 8 MAR 2016

Received
6th Floor River Park House
225 High Road N22 8HQ

A. Renshaw
Upper Flat
40 Dukes Ave
Muswell Hill
N10 2PU

Dear Sir or Madam

**Re: Planning application No. HGY/2016/0494 40 Methuen Park N10 2JS**

I object to this planning application.

This building will have an adverse permanent impact on the Conservation Area. It is totally out of character with the area, will irrecoverably remove the garden to this building and alter the character of this part of Dukes Avenue.

It will damage the architectural integrity of the Conservation Area.

It will increase pressure on the parking in the area by removing 3 of the spaces currently available for residents of the flats in this building and replacing this with one for the new build.

Also I cannot see how it would in any way, let alone 'substantially', improve the safety of 'road users and particularly pedestrians', as claimed in the Design statement.

The site is described as 'disused and vacant' in the planning application. In the Design Statement reference is made to one of the aims of the NPPF, being to bring previously developed land into use, implying that this site meets this aim.

This site is **not disused**, and **not previously developed**, but is the garden of 40 Methuen. It is currently not maintained due to the actions and/or policies of the current owners of the building. Surely this should be maintained as a garden and green space and as an integral part of the Conservation Area.

Yours faithfully

A.Renshaw