

James Argles

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

Application Reference No. : HGY/2022/2486
Site Address: 595A + 597B Green Lanes London N8 0RE
Comments by: Jeff Kaye on behalf of Pervin Murat
From:
597b
Green Lanes

London

N80RE

Submission: Objection
Comments: Planning Application ref: HGY/2022/2486

Introduction

I refer to the above planning application. This application is for extensive works at 595b and 597b Green Lanes in addition to the works previously carried out under a previous planning application from 2014 - HGY/2014/0809 - to which a number of objections were raised.

The new application provides for works to the rear of the properties through the addition of offices / study rooms. However, we also note that the existing flats are also proposed for major modifications, although the planning application does not mention these except via plans showing changes to the two properties. It is assumed, by the fact no mention of the internal works is made although plans are provided for the works, that the work on the inside of the two flats will not require planning permission. However, these proposed works will create substantial adverse consequences for tenants. The resident at 597b, Mrs Murat, is 94 years old and under 24-hour care.

We have written to the landlord regarding the internal works as the planned work has serious issues for tenants, although the issues are likely to be under Landlord and tenants regulations. We note that the works in the rear start in 1/23 and continue for around 6 months, with serious implications for tenants.

Planning Objection

1. Disabled Access

In relation to the Planning application, we note that there are serious gaps in the proposal in that no disabled persons access appears to be provided or considered.

Access to the flats is extremely difficult. There is one entrance on Beresford Road via a garden-type door and a large step. Beyond that is a winding and extremely narrow, twisting staircase. Beyond the one step up from street level, there is a narrow steep flight of 10 steps, with a sharp turn to the right and a further 3 steps to where the entrance to the flats is. There is a rail provided on the stairway, but this was provided by one of the tenants some years ago and is now quite rickety and, as far as is known, has not been fitted taking into account approved safety standards. The stairs are often slippery and open to the variability of different weather conditions. They become extremely slippery and dangerous when it rains and become very icy in cold conditions. It is surprising that no one has been injured to date using the stairs.

The two flats are located on the 1st floor. There is an open area at this level before the flats are reached with no handrails and, again, these are subject to slippery conditions through rain and ice. The entry to the flats is via a small, narrow and steep staircase. These are internal to the flats but, as part of the planning application, these areas should also be reviewed for disabled access.

Disability should, in 2022, not be considered a deterrent to living and inclusivity is a requirement for local authorities and all planning considerations. We believe that the absence of any focus at all on ensuring that the facilities are accessible to individuals of various disabilities (including those of extreme old age) should be a fundamental planning requirement for the flats at 585b and 597b Green Lanes. Absence of such a fundamental requirement should, we believe, be sufficient for the application to be refused.

It is noted that residents have not been asked for any comments on the landlord's planning application.

2. Parking

The parking situation at this corner of Beresford Road and Green Lanes is becoming impossible. Objections were raised in 2014 before the establishment of a restaurant and the worst problems envisaged at the time have materialised as a result. We would ask the planning authority to revisit the objections made in 2014 (see above reference).

As noted above, the new works now envisaged are estimated to take 6 months (1/23 to 7/23) even without the changes to the internal rooms of the flats at 595b and 597b (where no information is provided on proposed start times or duration of works).

Parking in Green Lanes / Beresford Road is very difficult now, as a result of the works carried out since 2014 and is bound to be worsened during any new build phase that is allowed as a result of the current planning application.

This is a major problem for carers that attend the flats on a regular basis and will be made far worse during any building programme.

No temporary parking schemes have been proposed during the extensive (6-month) build phase for the rear works and no information is provided for the internal works to the two flats (which are not shown in the timetable for the rear works). It is extremely likely that work traffic will seriously worsen the already bad problems during this long period and it is surprising that nothing has been mentioned in the planning application to resolve such problems.

The planning application should be rejected on this basis.

(Please note: this application is provided by Jeff Kaye, son-in-law of Pervin Murat, the resident at 597b Green Lanes, London, N80RE