

James Argles

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

Application Reference No. : HGY/2022/2650
Site Address: Land adjacent 2 Alroy Road London N4 1EF
Comments by: Tim and Christine Hardesty
From:
8
Endymion Road

London

N4 1EE

Submission: Objection

Comments: We are the owners of the adjoining property number 8 Endymion Road and strongly object to the proposed application. Firstly, we are concerned about loss of light and sunlight to our basement, ground and first floor flats and gardens, the applicant has not carried out a shading plan showing the effect of the proposed building as light to the north side of the property is extremely valuable. The impact of this building would also significantly over shadow our gardens resulting in a loss of amenity space, with the proposed building being 6 metres high to the side and the building to the rear of our garden (2 Alroy Road) it will feel like a prison affecting the mental health and well being of our tenants, especially as our garden is 1.2 metres lower than the car park next door, again this is not shown on the applicants' plans. Garden space is a greatly sort after amenity especially since the Covid pandemic, the effect of this building will destroy this for residents of numbers 7, 8 and 9 Endymion Road.

Please note, the planning application of number 7 HGY/2021/3421, was subject to a condition (7) which stated that the carpark was to have soft permeable landscaping, to comply with policies D1,D3 of the London plan 2021 and SP11 Haringey Local plan 2017, policy DM1 Development management DPD 2017, now the applicant plans to build on this area contrary to the conditions stipulated by the planning permission and the proposed dwelling itself will have little to no amenity space for the future occupiers' use. Also to note, on the same planning condition was notice of the party wall act and working hours on site, these have been repeatedly broken including working on a bank holiday, with contractors having no respect for this whatsoever.

The applicant's arborist report is questionable with how the development can be carried out, digging out for a basement without this having any impact on our tree roots, building on the boundary some 6 metres in height with a tree leaning into the garden of number 7 will only be achieved by cutting the overhanging tree off, not as the report suggests by trimming the crown. The report suggests that our Ash tree is in a poor condition as you will see from photos and our arborists report this is certainly not the case and the tree should be retained, please see photos of our Ash tree in this report. The applicant advised us early 2021 of his intention to build in the carpark, this was prior to the application HGY/2021/3421 (conversion of number 7 to flats) being submitted. Subsequently he cut down a perfectly healthy Lime tree and was asking to remove our Ash Tree, both were on the boundary of 7 and 8 Endymion Road in preparation for this application. The loss of a beautiful lime tree and loss to the amenity and street scene that this has caused gives even more importance to the retention of our Ash Tree.

To summarise, it is our opinion that the proposed development has not considered in its design the retention of the Ash tree, our Right to Light, overshadowing, loss of amenity space to 7, 8 and 9 Endymion Road, the height and mass of the proposed development building right on the boundary and also if this is

granted this will set a precedent for the opposite side of Alroy Road for the same. We believe this will effect parking significantly as although the applicant proposes a 'car free' development we could have 7 new dwellings with loss of on site parking and visitors calling in would have an adverse effect on parking in the surrounding areas. The proposed design and street scene of the building is not in keeping with the surrounding area.