

James Argles

From: Planning Support
Subject: FW: 103-107 North Hill - Application no. HGY.2022.4415 - URGENT

Sent: 06 February 2023 12:42

Subject: 103-107 North Hill - Application no. HGY.2022.4415 - URGENT

Dear Robbie,

I am writing you, as we in the community are very worried that the above application will be approved, subject to 106 Agreements, tonight. A number of relevant issues have been notified to the planning department since the new application was submitted, resulting from precedents set by recent planning decisions and by Freedom of Information requests made by the community. As these were made since the last Committee decision, which we felt was based on flawed information, and as they do not appear to have been acknowledged in the Officer's Report, we feel that the decision on this application should be deferred until these issues have been satisfactory addressed. In summary these are:

- Change of use - do the consulting rooms fall within the overall use class permission. See HCAAC recent objection
- Parking issues and traffic generation from consulting room - estimated at least 20,000 extra car trips per annum - impact on neighbouring streets and also on the neighbouring Highgate Primary School has not been addressed
- BIA is deeply flawed.
- 48 Yeatman Road Appeal precedent - refusal of these applications followed by dismissal of appeals on basis of sense of enclosure of adjoining properties set a precedent. This particularly affects 109 North Hill but also the Yeatman Road properties Please see attached latest objection which was sent through on Friday.

The target approval date for this application is 14th March 2023. The submission was 12th December, 2022 just before the Christmas period and the website is still stating that the application is **"still under consultation"** although the application is going with a recommendation for approval to tonight's committee. This is a major application and the community is at a loss to know why this is being fast tracked ahead of other applications and why the objections submitted since the last approval have not been addressed. We have also asked our local councillor to approach the committee to request a deferment. Bearing the above in mind, we trust that this request will be granted.

We look forward to hearing from you.

Elsbeth

