

James Argles

From: Planning Support
Subject: FW: Lynton Grange - Case Reference - HGY/2022/4411

Sent: 09 February 2023 13:26

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Deborah Bartlett BA Hons - Interior Designer
Director - Lynton Grange Management Ltd

4 Lynton Grange, Fortis Green, London, N2 9EU

Dear Mr Mead,

I strongly object to the proposal to demolish the 20 existing garages to build 5 no: two storey residential units, there are **far too many properties on the plot** clearly designed to the minimum sq footages allowed by law. They are not family homes and it is unrealistic to assume that they won't have cars, won't have visitors with cars, providing one parking space only which I understand is allocated to the larger house in the corner and NOT for disabled use. A lot has already been said on previous objections regarding delivery vans, emergency vehicles, turning circles etc. not to mention how an earth the refuse bins will be emptied?

The drawings and visuals are incredibly misleading and have many discrepancies in measurements and presumptions of ownership of land which actually belongs to Lynton Grange freeholders. Liberties have been taken with our land, in particular the actual width of the existing driveway which is 2900mm. Heights indicated of the proposed buildings which don't actually tally. Trees that are on our land mysteriously disappeared. Why an earth are trees on our front lawn being listed including the Silver Birch? they are nowhere near this proposal.

How are we supposed to make informed comments on inaccurate information?

We are all hugely disappointed that none of the points raised in the previous scoping exercise by 'YourShout' have been taken into consideration, which I personally feel is border line arrogant, and disrespectful.

Little consideration Lynton Grange Residents

Due to 'artistic licence' of the computer visuals, they have included our land/lawns at the rear of the property which new residents of this development would have access to. This is our private land and a breach of security. Our gardener who incidentally also works at Albion Lodge and advised our neighbours of the plants listed has identified the 'small hedge' along the driveway as a slow growing yew hedge, where it actually blocks our flower bed!

Who will be maintaining this? and if the development has its own gardener, where will they park?
Who will be maintaining the 1200mm hedge between these properties and Albion Lodge?

The drawings are **SERIOUSLY** misleading and we at Lynton Grange are concerned that people seeing these drawings will view the proposal as much more spacious and open than the actual reality.

We will effectively be living in the middle of a building site for at least a 2 year build, digging up the existing concrete, removal of possible asbestos in the garages etc. with pile drivers creating foundations.

It is not acceptable for Lynton Grange residents, myself and others at the rear being only 11m away to be in such close proximity to this proposal to accommodate this 5 - 6 days a week for several years, in particular the noise, dust and work employees, **no privacy** and security seriously compromised for ourselves and Albion Lodge.

It will be impossible to open windows in the Summer, the **air quality** will suffer greatly. How are the children living here supposed to tolerate this.

I may not be entitled to 'a view' but I am entitled to '**quiet enjoyment**' of my flat and gardens as stated in my **lease agreement**. How will that work being part of a building site.

The properties at the rear of Lynton Grange in particular the ground floor flats would suffer **serious reduction in light**

as the flats face north, the proposal shows a two storey property primarily a brick wall with a bathroom window in it running over half the width of Lynton Grange.

My **mental health** and **work** will be seriously affected by this. Many of us work from home which is a by product of Covid restrictions.

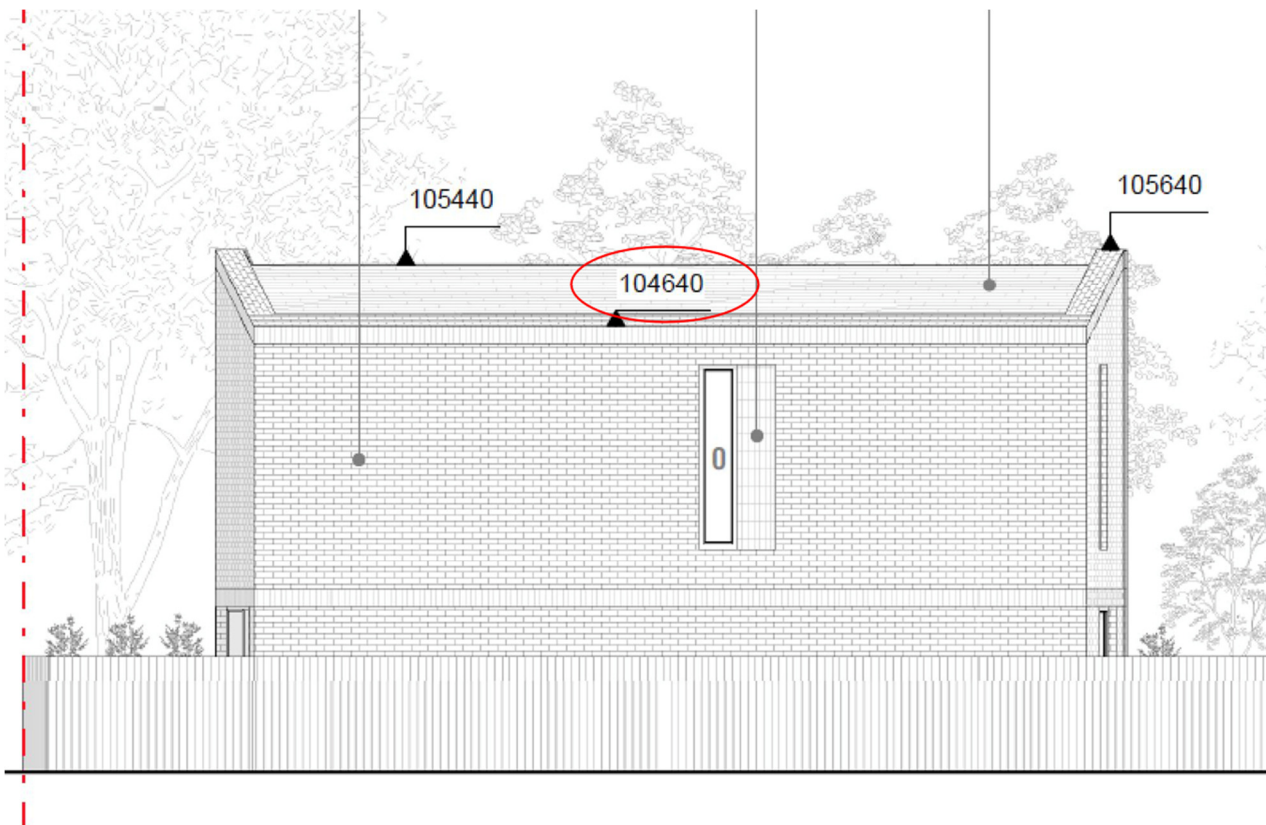
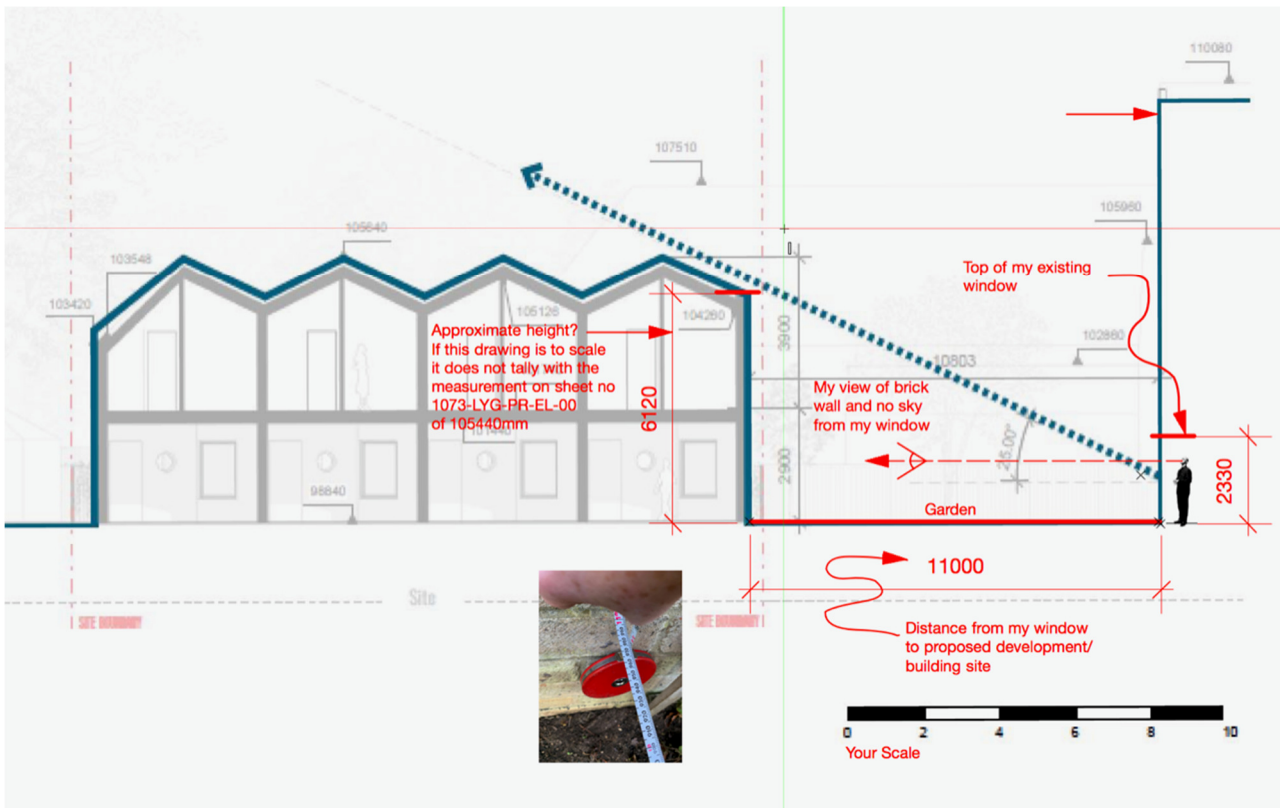
Where will the building materials be stored on site, or is it assumed that you will use our front lawns?
Where will the workers park, working on this building site?

Disruption

It is not acceptable for Lynton Grange Residents lives to be seriously disrupted by lorries, diggers etc. transversing

through the driveway. A DRIVEWAY - not a public ROAD OR STREET. There are constant daily deliveries to the residents who live here. Although the thoroughfare/ driveway is owned currently by Dudrich Holdings, Lynton Grange is allowed access over the land to the parking spaces and the block WHICH WE OWN shown on the Land Registry Document Title Number EGL246670. This document clearly shows our boundaries including the paved area to the right of the driveway that we own, which seems to have been included in the proposal as belonging to the new development increasing the width of the driveway.

My observations are written in red, and the proposals drawing scaled up as per their scale.



Lynton Grange would have to police the parking spaces at the front of the block which we own, at our cost to stop the development and it's visitors using our spaces.

Services

The garages currently have no services. Where will the services ie. Water, sewers, electricity, gas, cable TV, broadband.

be laid? Through our lawns? through the driveway which we had newly tarmac-ed two years ago paying the majority of the cost (as it had not been, maintained by the current owners and posed a health and security risk to our residents).

This would seriously disrupt the daily use of the residents carpark which is in constant use throughout the day.

We have just spent a considerable amount of money on our rear garden including laying a new lawn, and planting of young shrubs and bulbs lining the back area next to the current wall. Hugely disappointed and inconsiderate that these would most likely be destroyed.

Conservation area

This surely has some impact in terms of density of development, birds, foxes etc. I currently enjoy the following

birds in our back garden - Bullfinches, Jays, Great Tits, two types of Woodpecker, Green Finches, and Robins

who all visit my bird feeders, and roost in the hedgerow between Lynton Grange and Albion Lodge.

We were lucky enough to see 5 migrating Redwings from Iceland last week

Not to mention the Foxes and their lair behind the rear of Albion Lodge. What will happen to this wild life?

Garages x 20

Far from the garages being 'under used' stated in the 'Your Shout' scoping document which couldn't even get the name of the road correct, there is a two year waiting list to rent a garage, which residents living in this block can testify to. They currently support local businesses such as landscape gardeners, tree surgeons, a film company, a catering company and various private uses.

Back Land Development

It is my understanding that Haringey Council have a policy in place (LPA) regarding Back Land Developments

where they state that it is inappropriate to develop this land for the following reasons:

- loss of privacy
- security issues
- wildlife disruption

Covenant

There is a covenant in the Land Registry Document Title number MX150414 appertaining to this land, that it is for one storey garages only.

The site address is not Lynton Grange? The garages are nothing to do with Lynton Grange, it is not our land, and currently belongs to Dudrich Holdings.

Neighbourhood - previous developments

We have already lost the police station, converted in to flats and new housing in what was the car park at the back on Fortis Green - no parking

We have lost the Alexander pub converted into two houses - Fortis Green - no parking

The Architectural Practise converted into flats and then an additional level added! (Boulevard House - Fortis Green

We have lost the property which housed mothers and babies in Eastern Road, off Fortis Green opposite this plot

I feel that there has been enough land development in this area for expensive housing.

Yours sincerely

Deborah Bartlett