

James Argles

From: Planning Support
Subject: FW: HGY/2022/4370 & HGY/2022/1030 - Planning Application by 98 Palace Gates Road

Sent: 27 February 2023 00:10

Subject: HGY/2022/4370 & HGY/2022/1030 - Planning Application by 98 Palace Gates Road

Dear All

Planning portal reference: PP-11741769
Officer: Gareth Prosser

I hereby object to the development taken place at 98 Palace Gates Road.

The existing drawings put forward in the planning application, in fact should be proposed drawings. The works have already been carried out and the ground level has been raised by approx. 400mm above the retaining wall separating our two properties. These works have been carried out without consent and I object as my privacy has been jeopardised.

In contrary to the proposal submitted, the works at 98 Palace Gates Road are not only in reference to "new decking and associated landscaping to the rear of the property" but rising the existing ground level to the point where my privacy is compromised, as well as erecting structures blocking the sun into my garden. Therefore, in addition, I would also point out that I object to the pergola structures already erected at 1.2m higher than the fence approx..

Please find attached the actual existing drawing submitted previously together with the document highlighting the objections. Please find below correspondence from last august 2022 further herein.

Please also note, your letter dated 9th February only came through the post 24th February.

I understand the deadline is on Wednesday, I hope I have made it on time to put forward my objections. I am happy to discuss further and if you wish to inspect the property from my side, please do let me know.

I look forward to your response and please feel free to call/email.

Many thanks

Best Regards

Pranvera Vula

From: Levassor Laina
Date: Thursday, 1 September 2022 at 14:30
To: Pranvera Vula
Subject: RE: HGY/2022/1030 Address 98 Palace Gates Road (

Dear Pranvera,

Thank you for your email.

I was the case officer dealing with the applications when they were active however, as your concerns relate to works that have been undertaken or may be undertaken and there is no longer an active application for which I am the officer, this would be dealt with by one of the enforcement officers instead. If you have submitted your concerns through the link provided in my previous email, the complaint will be logged on our system and assigned to an enforcement officer for investigation.

Kind Regards,
Laina Levassor



[CLICK HERE](#) to see our revised **Community Infrastructure Levy (CIL)**

Laina Levassor

Placemaking and Housing | Haringey Council
Level 1, 40 Cumberland Road, London, N22 7SG

Please note the above opinion represents informal officer observation

From: Pranvera Vula
Sent: 01 September 2022 14:08
To: Levassor Laina
Subject: Re: HGY/2022/1030 Address 98 Palace Gates Road (

Thanks Laina

I have submitted the form and have spoken to one of your colleagues who brought to my attention that I should direct my formal complaints to you for actioning.

Please feel free to call/ email to discuss further.

I am very much concerned with this development and would appreciate your help or your teams help.

Many thanks

Best regards

Pranvera Vula
Founder

From: Levassor Laina
Sent: Thursday, September 1, 2022 11:12:04 AM
To: Pranvera Vula
Subject: RE: HGY/2022/1030 Address 98 Palace Gates Road (

Dear Pranvera,

Thank you for your email.

Please note that this reference is no longer an active application as a decision has been issued. Any complaints or concerns in regards to ongoing work should be submitted to our planning enforcement team for investigation. This can be submitted online here:
https://eforms.secure.haringey.gov.uk/ufs/PE_COMPLAINTS.eb?ebd=0&ebp=10&ebz=1_1662027015031.

Kind Regards,
Laina Levassor



[CLICK HERE](#) to see our revised **Community Infrastructure Levy (CIL)**

Laina Levassor

Placemaking and Housing | Haringey Council
Level 1, 40 Cumberland Road, London, N22 7SG

Please note the above opinion represents informal officer observation

From: Pranvera Vula
Sent: 31 August 2022 17:22
To: Levassor Laina
Subject: REF: HGY/2022/1030 Address 98 Palace Gates Road (

Dear Laina

I believe you are the planning officer for the above application and would appreciate your help with the formal complaint I am putting forward.

Following my discussion with James few weeks ago, I have noticed further developments in my neighbour's garden without any consultation or notification put forward.

Therefore, I would like to log a formal complaint for the following works. As per the planning portal, I don't believe planning has granted for any of these works:

- Raised ground level
- Pergola

Please see attached two page document capturing concerns and objections.

Raised Ground Level

Please find my notes below and attached on the proposed drawing I found on the planning portal.

1. Recent development at 98 Palace Gates Road (works completed 2021): Dining Room Window is now a full height door. Note: Not as shown on the planning portal proposed drawing.
2. 98 Palace Gates Road requested to have my fence at 96 Palace Gates Road raised due to the estimated planned works to raise the ground to same level as the Dining room. Please see indicated red light.
3. My property (96 Palace Gates Road, Ground Floor) side return is 600mm lower than 98 PGR side return.
4. The current fence sits on top of the retaining wall is 1700mm.
5. Therefore, the visible fence height from my property 96 PGR is at 2300mm.
6. I can see now that the ground level has been raised at the same height as the kitchen in their new extension; approx. 400mm above the retaining wall; above the bottom of the fence.

Pergola

Yesterday I noticed two wooden structural posts have been erected at approx. 1.2 m higher than the top of the fence separating our gardens.

The neighbor has not communicated clearly what is this structure.

I object to this as this structure, especially at this height will be blocking the sun in my garden.

On the image you can see the difference on the ground level. The ground has been raised to reach the extension and therefore sitting approx. 400mm above the retaining wall. And above the bottom of the fence.

Please call/email to discuss way forward on this matter.

I look forward to hearing from you.

Best regards

Pranvera Vula
Founder

From: Planning Support
Date: Monday, 18 July 2022 at 14:17
To: Pranvera Vula
Subject: RE: 98 Palace Gates Road

Dear Pranvera,

Thank you so much for your response in turn – and of course, if I can be of any further assistance, please don't hesitate to let me know.

Kind regards,

James.

James Argles
Development Management Support Team
Placemaking and Housing
Haringey Council
Level 1
40 Cumberland Road
London
N22 7SG



CLICK HERE to see our revised
Community Infrastructure Levy (CIL)

From: Pranvera Vula
Sent: 18 July 2022 14:11
To: Planning Support
Subject: Re: 98 Palace Gates Road

Thank you, James,

I appreciate your prompt response.

The planning team informed me this morning, that 'raising the fence' was rejected previously. However, the garden works are underway as we speak.

I will discuss with the neighbours, of course in a civil matter.

Many thanks and have a good day.

Best regards

Pranvera Vula
Founder

From: Planning Support
Date: Monday, 18 July 2022 at 13:54
To: Pranvera Vula
Subject: RE: 98 Palace Gates Road

Dear Pranvera,

Thank you for your email. Any further raising of the fence between the properties (if it's to the rear?) above 2m would require permission. We have not received any planning application for this as yet.

I am afraid we cannot intercede on your behalf or provide guidance on how to approach neighbours to express your views – this must, alas, remain a civil matter. However, if an application is submitted for the increase in fence height, you will be welcome to submit your comments on it to the Council at that time. If the works are carried out without planning permission, you can contact our Planning Enforcement Team in response.

I hope this is helpful?

Kind regards,

James.

James Argles
Development Management Support Team
Placemaking and Housing
Haringey Council
Level 1
40 Cumberland Road
London
N22 7SG



CLICK HERE to see our revised
Community Infrastructure Levy (CIL)

From: Pranvera Vula
Sent: 18 July 2022 13:01
To: Planning Support
Subject: Re: 98 Palace Gates Road

To whom it may concern

Following my very helpful discussion this morning with Paul, I write with my concerns following the request from my neighbours at 98 Palace Gates Road to raise the fence between our properties.

The fence is already at 2300mm high and any higher will block off the light I get into my garden.

98 Palace Gates Road have put in for planning which was sought for the proposed development Ref HGY/2022/1030. However, raising the fence isn't approved and I wouldn't want this to happen.

Please could you please advise best way to approach and advise my neighbours that I disapprove with this proposal. I understand Liama Levassor is the appointed Officer for this application. Please feel free to call me on the number below or on email.

I look forward to hearing from you.

Please find my notes below and attached on the proposed drawing I found on the planning portal.

1. Recent development at 98 Palace Gates Road (works completed 2021): Dining Room Window is now a full height door. Note: Not as shown on the planning portal proposed drawing.
2. 98 Palace Gates Road requested to have my fence at 96 Palace Gates Road raised due to the estimated planned works to raise the ground to same level as the Dining room. Please see indicated red light.
3. My property (96 Palace Gates Road, Ground Floor) side return is 600mm lower than 98 PGR side return.
4. The current fence sits on top of the retaining wall is 1700mm.
5. Therefore, the visible fence height from my property 96 PGR is at 2300mm.

Best regards

Pranvera Vula
Founder