

Mercy Oruwari

Subject: FW: 10 Springfield Avenue N10 - HGY/2022/4468

From: Marcia Saunders

Sent: 09 March 2023 13:12

To: Mercy Oruwari

Subject: Re: 10 Springfield Avenue N10 - HGY/2022/4468

9 March 2023

Dear Ms Oruwari

Thank you for your email of 7 March inviting me to comment on planning application HGY/2022/4468, 10 Springfield Avenue.

I am the freeholder for numbers 7 and 8 Springfield Avenue, N10 3SU. Number 7, where I myself live, is directly next door to number 10 Springfield Avenue, i.e. they are both upstairs flats. Number 8 is directly next door to number 9, both of which are downstairs flats.

As you know, I have made two previous comments on this application which I have copied below as part of this overarching comment.

9 and 10 Springfield Avenue is a 1907 Collins-built Arts and Craft building. There are fourteen buildings in the west to east section of Springfield Avenue, all constructed in 1907/contiguous years. 9 and 10 are unique in that they comprise the sole building of those fourteen that is composed of two flats only. The other thirteen buildings all contain four flats. All the flats in this 14-building series are purpose built maisonettes. They are not conversions. The series as a whole was the prototype for the Collins-built Arts and Crafts Rookfield Estate just across Muswell Hill, the road from which the estate and Springfield Avenue stem.

I attach as well a photograph of 9 and 10 Springfield Avenue taken last week. The central chimney is an integral and significant part of the design's integrity, as well as essential to the physical structure.

The proposed side dormers overlook 7 and 8 Springfield and will overshadow and restrict the light to the garden of number 7. In size they are overbearing and completely out of character with the design of the building itself, its immediate neighbours and the other buildings in this development.

The proposal to remove the chimney and chimney breast from number 10 destroys the character of the building and threatens its stability, as well as cutting off the fireplaces in the downstairs flat, number 9 on which my neighbours at number 9 have commented more extensively.

Yours sincerely
Marcia Saunders

A. Here is the photograph referred to above in which my flat, number 7, is immediately to the left (with the high chimney). The proposed dormer will look out upon my kitchen window, also visible.



B. For ease of reference, here are my two previous comments:

(a) Comment left on

22/2/2023

Stance

Object

I commented on this application on 2 February (or a day or two earlier). I can't find any sign of my comment on your website which says there are 'no comments'. In my comment I objected both to the application itself and to the fact that although I am the immediate next door neighbour I was not included among those consulted. I tried to phone the named officer but at the time it was impossible to get through because the IT system was under revision. My comment was as follows: Copy of comment on planning application HGY/2022/4468

- (B) Comment left on

02/2/2023

Stance

Object

I am the freeholder for numbers 7 and 8 Springfield Avenue and the occupier of number 7. We live immediately next door to this property and are not among those consulted (see list). Nor have I been sent a routine notification though I have asked on line to be notified of any applications nearby and have received several for properties that are several streets away. I object to the proposal such as I have seen - this property is of immense character and historical / architectural significance as

an arts and crafts property solely of this configuration in the street. The removal of the chimney will despoil its character. I am also aware of the concerns of my neighbours at number 9 that it will render their fireplaces unusable and this seems to me to be highly inappropriate.