

TO WHOM IT MAY CONCERN

SUBJECT- Objection to Planning Permission -HGY/2023/0348- 70 Tottenham Lane

**Previous History of Planning Applications**

- I am aware of at least 2 previous planning applications that have been submitted and declined for this property based on their unsuitability for the space and impact on the local area. Nothing has changed to assume the current application can be approved.

[https://publicregister.haringey.gov.uk/pr/s/planning-application/a0i8d000002G3XDAA0/old19881846?c\\_r=Arcus\\_BE\\_Public\\_Register](https://publicregister.haringey.gov.uk/pr/s/planning-application/a0i8d000002G3XDAA0/old19881846?c_r=Arcus_BE_Public_Register)

[https://publicregister.haringey.gov.uk/pr/s/planning-application/a0i8d000002G4o6AAC/old19851474?c\\_r=Arcus\\_BE\\_Public\\_Register](https://publicregister.haringey.gov.uk/pr/s/planning-application/a0i8d000002G4o6AAC/old19851474?c_r=Arcus_BE_Public_Register)

**Principle**

- The nature of this proposed planning request is totally inappropriate for the use of the land and the property should not change.
- I and my partner Ruby Martinez have been a leaseholder of 70B for 13 years.
- When purchasing the property one of the main attractions was that the demise is semi-detached and the existing garage and driveway afford a more open aspect allowing for a better flow of air.
- During our research prior to buying the property we became aware of 2 previous planning applications, similar to the current proposed application had been rejected. This influenced our decision to buy.
- Our gas meters are placed on the external wall of the current driveway and afford us access for meter readings.
- The current property is around 130 years old and the construction of a 2/3-bedroom property will require change a significant change to the foundations under the garage and place the foundations of the overall dwelling under stress.
- The current building has a major defect to the right-side chimney stack (picture provided) that the freeholder has ignored to address and poses a safety risk to the existing leaseholders. This stack appears to have been removed as part of this application.
- Tottenham Lane is an extremely busy road with inadequate residents parking and highly polluted and cannot support additional major building works and increased dwellings.

**Overlooking**

- Our existing front gardens whilst not being 'overlooked' will now be subject to additional car and foot traffic by new inhabitants.
- As you can see from the picture provided we have a low wall that separates the front garden from the driveway.

- The addition of a roof terrace will increase noise and disturbance to the back gardens of 70 A & B.

### **Overshadowing**

- The proposed dwelling will infill the open space above the garage that currently affords us a better circulation of air around the main property.

### **Disturbance**

- The current owners of 70 and 72 Tottenham Lane would be subject to a totally unacceptable level of disturbance, noise and pollution for the building of this proposed dwelling.
- The access for any construction equipment and materials will be in a very restricted place that adjoins our property and significantly increase the disturbance to the adjoining properties. We are separated by a low wall (picture provided).
- The existing leaseholders of 70 Tottenham Lane have not been contacted or consulted by the freeholder (who we now find out is also a connected leaseholder).
- During the covid epidemic the work routines of myself and my neighbours have changed in that a good part of our week is spent working from home. The construction works proposed would create significant noise and pollution and impact our daily lives and possibly our health.
- My partner invested in a local restaurant (High Road) employing 2 full-time staff and after closing and clean-up will usually arrive home after 2.00am and will sleep until around noon. Her routine will be impacted by any building works that take place.

### **Overbearing**

- The scale of these proposed works would have a significant detrimental impact on the surrounding properties.
- Tottenham Lane is already a very busy road where there is insufficient parking for residents that often requires us to park several roads away from where we live.

### **Out-of-Character**

- The proposed design will in no way fit in with the current surroundings. We live in a Victorian fronted building as do most of our neighbours and the construction design does not in any way fit with the appearance that exists today.

### **Failed duties of the Freeholder**

- The freeholder of 70 Tottenham Lane (comprises the 4 dwellings housed inside the main door) has failed in his duty of care to the leaseholders.
- We have not been provided with any annual financial accounts for many years and have no knowledge of where our service charges are being used.
- The existing common parts of the building are poorly maintained and have not been updated for around 8 years (pictures provided)

- As described in Principle Section the freeholder has ignored a major defect to the building that poses a significant safety risk. This appears to have been removed as part of the proposed scheme.
- In 2018/19 the then leaseholders of 70 Tottenham Lane were approaching the freeholder with a view to a purchase of the freehold based on majority of ownership. The freeholder did not want this to occur and took the action to sell a lease to Stephen McCracken (owner of the Freehold Company and party to this application) of the loft space in the roof above apartment 70C. This loft space has and cannot have any access through the main dwelling of 70 Tottenham Lane. The contracted lease is for 999 years with no value provided and compares with the leases of the 99-year terms of the 4 apartments. The freeholder did not communicate this transaction or 'offer' it to the existing leaseholders and we came to know that Stephen McCracken is now part of the leasehold group and directly connected to the freeholder.

#### **Non-compliance with building regulations**

- The proposal appears to show an internal stair- as the only means of escape from the upper floors. This stair at ground level is open to the lounge room and to the kitchen. This does not comply with building regulations, Approved Document B1-section 2.6: *In dwellings of two stories of more, where a stair is the only means of escape, the protected stairway should be separated from the lower storeys or levels by fire resisting construction (i.e. an independent fire resisting lobby)*