

DELIVERED BY HAND 04/05/23

S. Taylor, 37 Lynton Rd N8 8ST
on behalf of The Grove
residents

Page 1 of 2

Residents
The Grove, Lynton Road
Hornsey
London N8 8ST

30 April 2023

Your ref: HGY/2023/0218

Develop Management
Haringey Council
6th floor, River Park House
225 High Road
Wood Green
London N22 8HQ

Dear Sir/Madam

Comment on Planning Application HGY/2023/0218

Whilst we do not object to the change in use and renovation of the existing building on the site, we do object to the scale of the planning application on the following grounds:

- **Out of character:** Lynton Road borders the Crouch End Conservation Area and is composed of low-rise homes of traditional Victorian design and, within the Grove itself, sheltered housing for elderly and vulnerable residents. It is a small and narrow road. We reject the claim made by Hybrid in their Planning Statement, section 5.14, that "it is considered that the proposed buildings would be of massing that is not out of character with the wider neighbourhood". 5-storey buildings in this area really cannot be justified.
- **Impact on parking and road safety:** The Framework Travel Plan section 4.5.1 states "It is not expected that extensive monitoring will be required due to the scale of the proposal and its car-free nature. It is considered that the design of the site will naturally encourage sustainable travel patterns." If the site is not to be monitored, as the paperwork suggests, how will Haringey measure and mitigate actual car parking in adjacent areas and govern road safety? Current occupants of the site park all along Lynton Road and The Grove, moving their vehicles in and out to avoid restricted hours.
- **Disturbance:** There is already a great deal of noise from heavy goods vehicles going in and out of The Courtyard together with commercial waste pickups from the site, The Courtyard and The Maynard Arms; this includes early morning deliveries and slots from 5 am onwards. The proposed waste arrangements for such a large development will only add to this. Commercial waste is often left outside on Lynton Road and around the corner in the green area.
- In addition, the relatively new commercial/residential development between Lynton Road and New Road has been a failure in a) addressing concerns regarding privacy for adjacent residents and b) encouraging commercial takeups, so that the commercial units have remained empty since build and the proprietors of the site are seeking to turn them into residential flats.
- No allowance is made for social housing in a borough documented as having above average poverty levels.

The proposal is too big, is not in keeping with the adjacent streets, and should be reduced to a size more fitting of the area.

Yours faithfully

Residents, The Grove:

Name	Residence Number, The Grove
T BASTER	42
L. Shannon	33
Candra Pavlov	21
LI FULL	27
J MIAH	32

TOM PURVIS 33
MICHAEL PICKERING 20