



HIGHGATE SOCIETY

10A South Grove, Highgate London N6 6BS

13th June 2023

Planning Department
London Borough of Haringey
River Park House
225 High Road,
London , N22 8HQ.

For the attention of Tania Skelli

By email

Dear Sir/Madam,

Alford Mews, 50, 52 and 54 Stanhope Road, London N6 5AL - Erection of two semi-detached two-bedroom houses, parking and associated infrastructure – Application no. HGY/2023/0949

The Highgate Society objects to the above application for the following reasons:

1. History of development: The site has already been extensively redeveloped by the freeholder with the sale of land to the rear which involved the loss of occupants' storage, and the construction of 4 penthouse apartments on both blocks (application no HGY/2019.1059). An earlier application for a 2 storey housing on the site was refused and then dismissed at Appeal (AP/9929). It is therefore surprising that a further application for this site for 3 storey houses is now being submitted.
2. Breach of Condition on penthouse application: A bin and cycle store, in connection with the application for the penthouse apartments was Conditioned to be completed prior to their occupation. This still not complete and is effectively unusable, some 3 years after occupation. The failure to complete essential facilities for the existing occupiers on which approval was granted does bring into question the integrity of the developer and puts the occupants at risk for occupying the property prior the discharge of Condition.
3. Previous proposal: This is the second recent attempt to develop the area to the front of the flats. The previous scheme was to all intents and purposes similar to the current application although the number of units has been reduced from 3 to 2 and the height marginally reduced. This was not proceeded with following negative comments during the public consultation and related processes.
4. Impact on Streetscape: Currently the two blocks of Alford House (nos. 1-16 and 17-32) together with adjoining Prospect House form three sides of an informal landscaped "square" facing onto Stanhope Road. The "square", reflecting the open character of Stanhope Road and will be severely damaged by the insertion of a 3 storey block into this important element of the streetscape".
5. Impact on amenity of existing occupants: The construction of the new 3 storey block will severely impact on the amenity of the occupants the existing flats not only of Alford House itself, but also Prospect House adjoining . They will be overlooked by the new houses resulting in a loss of privacy and there will also be an increased sense of enclosure, with the current open aspect destroyed.

6. Loss of sunlighting and daylighting. A lighting study is submitted with the application detailing the loss of light in Alford House. This is based on sky factor calculations rather than the 2022 BRE Guidelines which operate on a median loss of light within affected rooms. In addition, there are no overshadowing studies to indicate the loss of sunlight in the gardens outside Alford House.
7. Parking provision: There are of issues with the parking. These are as follows:
 - a. There is a discrepancy between the proposed site plan 141_00_13_PL1 and the refuse/cycle store plan 1321/193. The site plan shows one available full size parking space either side of the refuse store whereas the store drawing show 2 either side of the store.
 - b. Caneparo Associates have provided transport notes which states that a parking survey indicates the existing car park is underused and their conclusion is "*there would be no noticeable impact on the ability of existing residents to park close to their properties and the proposals are deemed acceptable in transport terms*". This report has been hotly contested by the residents of the block, as noted by the objection from flat 11, where evidence is shown of repeated parking under capacity leading to parking on verges and elsewhere
 - c. The report from Caneparo Associates also appears to indicate spare capacity on the streets. This is again contradicted by objections from residents in the surrounding streets.
 - d. In the original application for the penthouse flats, a total of 19 parking spaces in shown. However, the current application indicates 16 space which, bearing in mind that there will be extra demand from the new houses, is surprising. There is no indication as to why the 19 spaces were reduced to 16.
8. Impact on open space: Currently the area in front of the flats 17-32 of Alford House is green open space, an amenity for the enjoyment of all the residents. The application statement that no green land will be built on is incorrect. A 5.38m wide strip of this green space is occupied by the new houses on and a further 5.5m will be removed from the common space by the creation of what are effectively private gardens and patios giving a net loss of 10.88m x the width of the houses (no dimensions are given on this) of common amenity space. This will result in a loss of amenity currently enjoyed by the residents as well as an increase of hard surface leading to increased surface runoff.

Therefore, on the basis of the above, the society confirms its objections to these proposals.

Yours faithfully,

Elspeth Clements
Highgate Society Planning Group