

Response to Planning Application:

Date: 14th June 2023

Case Reference: HGY/2023/1236

Location: Shop, 78 Myddleton Road, London N228NQ

Proposal: Change of use from Retail to Residential

History and Background:

We totally object to this extension being used as a residential unit. This extension we contend, was always built for financial gain from the conversion of retail to residential units. We are affected by any developments in the rear of 78 because as you can see in the plans, our whole garden and kitchen area runs down and adjacent to the narrow side pathway and is affected by anything which is greater than fence high or that takes place there. Our back bedroom also overlooks this site. [Please see page 1 of the images]

Please Note: We had **No** opportunity to object to its construction as both ourselves and residents living in 78A above the retail unit were NOT notified of the Planning Application. This is against the Haringey Statement of Community Involvement (Adopted 2017)

Appendix 3: Consultation policy – neighbour notification General Household Developments Rear extension: Site notice or **all adjoining properties and affected properties to the rear.**

Our first knowledge regarding this was when construction started. We awoke to the loud noise of a mechanical digger. This led to residents of No78A having no access to their flat via the staircase and a disabled woman was blocked from using the narrow rear passageway. [Please see page 2 of the images] The size of it, the height of it, the intrusion into our light and aspect were all more than was needed to provide a storage area for the retail unit.

A letter submitted to the planning Officer Kwaku Bossman-Gyamera (22nd June 2022) elicited no response.

We had much correspondence (both text and images) with the Planning enforcement officer (Mr J Ayres) with no satisfactory outcomes - missing the chance to put in our views has cost us all dearly. Lack of notification was suggested as being a postal problem. I have checked with the postal service and there was no industrial action at that time and it was emphasised that any letter not being delivered by staff is taken very seriously. We received other post normally. This is not the first time that we have had problems of construction in this backspace adjacent to our house, kitchen and garden. We wrote previously (25th Jan 2017- HGY/2016/2271) regarding a big Black Box that was constructed in this area. We had NO notice of Planning Permission for that either. [Please see page 3 of the images] That should have been in the records so it would have been known that we would wish to know of any extension on this site.

Principle:

Myddleton Road shopping centre is in a Conservation area. It has been a long established retail street for more than a hundred years. It has been correctly said that it has been providing the beating-heart to the community in Bowes Park for generations.

The acquisition of The Step pub is a very positive move by the community to help restore the footfall and aid the retail units in these difficult times. We need the help and support of the Local authority to continue this progress. Converting the retail units into Residential units will destroy this. It needs to stop.

Disturbance:

Any residents in this rear extension will be heard by us and vice-versa - we are very close from our kitchen and bedrooms and the extension has two windows at the back. We have heard all the workings here for the last year and the workers talking and shouting at each other.

Residents taking rubbish or general movement down the narrow passageway especially at night is heard by us. The garbage collectors do not go down the passageway between us and these dwellings - we do not wish to have bins placed in front of our front wall.

Parking in front of our own house in Marlborough Road is already very difficult. I need to park and use my car in front of our house as my wife has Parkinsons and Lewy Body Dementia. Any new residents of the dwellings and service vehicles for them will be able to park in Marlborough Road. We really do not need more cars parking in the residential area.

We and residents of 78A have already thought that there were residents in the extension (lights on late, noises etc.) We have been told that this is "just late work on the interior". However, last Sunday 4th June, someone was clearly there at 14 minutes past midnight. This is working late to an extreme and we suspect this is a resident trying to keep a low profile. This seems to already go directly against the conditions for the hours for construction.

Overbearing: Out of Character:

The scale of this extension was always out of proportion for use as a retail storage area. It is approximately 6M by 4M which was always very large. The height in the Planning Application was stated as 2.7M - it has built to be over 3.1M. We complained previously to the enforcement officer and was told that the height was "scaled" correctly to the drawings. If we HAD received notice of the Planning Application, residents would not have known that the height stipulated in the Planning Application can be ignored by "scaling". Why is this so? We have said previously to the enforcement officer that we suspected that this was to be used for residential rather than retail use.

What we need are good, viable and supported retail units, NOT more residential units replacing retail units.

Environmental:

This space used to be a garden with a tree which birds particularly liked. Over time, the tree has gone, it has been built over,, ground drainage reduced by buildings and concrete which affects infiltration and runoff. We suffered a flood under our kitchen years ago as the drains were blocked somewhere close in the rear of the retail units near to our house and garden. We do not wish to go through that again.

We have also suffered from an invasive species growing in the space where this block has been built. The owners would not do anything about it and we had to have it dealt with at considerable expense so that it did not jump the pathway and grow into our property.

We would like the Council and planners to take into account the increase in density of residents that has already taken place in the area over the past few decades.

Please note:

The original Grant Permission was subject to conditions:

4 The extension area shall be used only for purposes ancillary to the use of the hereby permitted.

Reason: **To avoid the introduction of a separate use resulting in an over intensification of the site thereby adversely affecting the area**, accordance with Policy DM1 of the adopted DPD 2017.

Our kitchen and garden area runs down the narrow side pathway and is affected by anything which is built greater than fence high or that takes place in the rear of 78.

Yours Sincerely,
Noel and Christine Lawler
41 Marlborough Road
Bowes Park
London N22 8NJ

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Above: View from kitchen window

Below: View from Bedroom window





Above: Composite of Noisy digger and Blocked staircase entrance to No 78A

The residents to 78A could not use the staircase for entry to their Flat.



Above: View from our garden & fence

Below: View from rear Bedroom window



'Black Box'