

Document No 1. Interim Objection Letter email to S Madondo updated 19 July 2023.(1).pdf

Document No 2. 31 Riverside Rd second objection letter 19 07 23 (2).pdf

EXHIBITS: 1.2.2a\5.3.5.6.7.9.10.11.12.16.18.19.21.22.23.24.25.26.27.33.35.41.44.47.48.49.52

Document No 3. Objection and comments to Basement impact Report HGY-2023-1199 18-07-2023 (1)

EXHIBITS:

1.2.3.5.6.7.9.10.11.12.16.18.19.21.22.23.24.25.26.27.28.29.30.35.41.44.47.48.49.

Document No 4. 8 sheets Case No HGY 2023 1199 31a Riverside Road London N155 batch1 (2) 19 07 2023.

- 1 **sk01 drawing Dated 13 July 2021. EXHIBIT 1.pdf** - re 31a and 31 Riverside Road showing the correct outline of the ground floor existing building 3 self-contained studio flats total internal floor space 28m²
- 2 **10585_A__31_RIVERSIDE_RD_DIM (1). EXHIBIT 2.pdf**- Ordinance Survey plotted grid coordinates mapped out depicting the exact location of 31a and 31 Riverside Road, to the building lines and the relevant boundary demarcation points.
- 3 **1520051 JW696 -110 31A Riverside Rd Existing @A3 July 2018. EXHIBIT.3.docx** - Original Property, Site Location and Block Plan.
- 4 **1520052 JW 111 31A Riverside Road Approved DWG HGY.20125.1638 @ A1 July 2018. EXHIBIT 4.docx** – Existing approved new dwelling proposals (ref: HGY/2015/1638).
- 5 **1443796. Jw696 - 112 Rev-, EXHIBIT 5.docx** - Proposed new basement proposals. This plan was used for HGY/20128/3597 and HGY/2019/0880 and refused.
- 6 **1520053 jw696 – 112 Rev H 31A Riverside Rd Basement DWG Dec 2020 @ A1. EXHIBIT 6.docx** - Proposed new basement proposals Dec 20. It appears that the intention of the applicant to use the proposed basement for living space (2 extra rooms) and have a bedroom at the rear of the basement, this is contrary to the planning guidelines.
- 7 **Existing Proposed Location Block Plan 31a Riverside Road 2021.** Note the site plan **with the bike store** it is from plan jw696-111 rev Dec 2020. **Refused.**

8 **Appeal Decision Dated 14 October 2020. EXHIBIT 8.docx** - Appeal Ref: APP/Y5420/W/20/3255539 31a Riverside Road, Tottenham, London N15 6DA

9,10,11,12 **1492834. EXHIBITS 9,10,11 and 12.pdf** - John Stebbing architects plan 2008 — note the boundary position and boiler housing the drawings are not accurate refer to drawing in number 6 above. The pedestrian gate for the right of way between number 31 and 31a is not drawn in the drawing but the pathway of the right of way is in the drawing. The underpinning drawings with written comments and the concerns our outlined in the objection report.

16 **received from planning on 29 March 2021withdrawn. EXHIBIT 16.docx** – Proposal: Addition of basement to previously approved end of terrace dwelling (previously approved; ref: HGY/2015/1638) withdrawn.

18,19 **1243295 Memorandum re waste management note re proposal Basement addition to end stop (previously approved ref HGY 2015 1638). EXHIBITS18.19 .docx** - Wheelie bins or bulk waste containers must be provided for household collections.

21 **Right of way and title deed numbers for 31 and 31a. EXHIBIT 21.docx** - It can also be clearly seen on these extracts that the application site goes over the boundary line and into No31, my land. See photographs relating to the actual existing layout in our **second objection letter dated 19 July 2023**

22 **1520046 Application Form Redated. EXHIBIT 22.docx** - *“Demolition of existing single storey dwelling and construction of two storey plus basement to an end of terrace property (previously approved ref: HGY/2015/1638)”*

23 **lasting power of attorney Mrs Violet Eliahoo. EXHIBIT 23.docx** – Lasting power of attorney, entered into the register on 19/10/2014.

24 **Themes Water Report. EXHIBIT 24.docx** – Waste Comments Surface Water Drainage.

25,26 **Community Infrastructure Levy (CIL). EXHIBITS 25. 26.docx** - Community Infrastructure Levy (CIL) - Form (from /1470) 1: CIL Additional Information. Determining whether a Development may be CIL Liable - For submission with Planning Application. In the CIL of application HGY/2021/1470 it is clear **that the house and basement will be a GIA of 123m2**

27 **779855. EXHIBIT 27.docx** - Proposal: Approval of details pursuant to **condition 3 (cycle parking facilities) jw 696 680** attached to planning permission HGY/2015/1638 **Officer contact: Anthony Traub. EXHIBIT 27.pdf**

28 **list of recommendations. EXHIBIT 28.docx** - Proposal: Discharge of condition

7 (Construction Method Statement) of planning permission HGY/2015/1638
Officer contact: Roland Sheldon for development of a modern two storey 1 bed end-stop to terrace property on the side plot of No.31 Riverside Road. **Also noted application re bike store approval.**

- 30 31a Riverside Rd. 13.7.21. RegisterMX344581 (1) EXHIBIT 30.pdf** – Office copy of title deed of No 31a Riverside Road with covenants noting rights of way and allowances for services and servitudes. All these rights have been infringed by Mr Gluck, bee it electricity, gas, telephone, right of way etc...
- 32 766181.pdf. ROC7 bike shed drawing EXHIBIT32.pdf** – The proposed bike shed is sited over a right of way, garden, and shrubbery. Taking this into account there are 2 doors thar open outwards with a 4, 6ft bikes that must be taken out. There is a void for the basement that once moved into the correct position that is a part of the light well as per exhibit 1 shoes the lightwell on No 31's land. Additionally, the Lightwell needs a railing around it for safety. This means there is no space for the proposed bike shed in the rear garden due to the position of the lightwell.
- 33 Response letter HGY-2019-0880 & Background info for HGY 2021 0489.pdf - 1243294.pdf.**Thames water & background info for HGY 2018 3597 & 0880. & 0489. & 1470 reports. EXHIBIT 33.pdf
- 35 1590451.pdf 31A Riverside Road N15 6DA – Design & Access statement 714381 – 12064 Exhibit 35.pdf** – this is a document from the JDW architects from 2015 Rev-B.
- 41 1590453.pdf 31A Riverside Road N15 6DA – Location Plans and Architectural Plans jw 696 100 rev D EXHIBIT 41.pdf** - This is relevant to HGY/2015/1638 and HGY/2021/3137. Approved on appeal subject to conditions
- 44 1590463.pdf 4331A Riverside Road N15 6DA – Application Form Redacted. HGY.2021.0489 EXHIBIT 44.pdf** - this is an application for planning permission dated 30 September 2021 that was redacted by the LPA.
- 45 1412253.pdf. AMMRO Consulting Final 18.0282 Basement Construction method statement EXHIBIT 45. Pdf** - This is extensively explained in Document No 2 and in the report of HGY/2019/0880
- 47 669245 jw696 100A 31 Riverside Rd Proposed planning set EXHIBIT 47.pdf** – This is the first plan jw696-100 Rev A uploaded in 2014, that had no rights of way and had a straight boundary between 31 and 31a. Planning permission was refused.
- 48 680872 (1) Revised proposed planning set.pdf -jw696-100 Rev B EXHIBIT 48.pdf** – This is a revised plan. Note the angle of the boundary, however it is still incorrect. This was taken by the LPA as correct. We have been disputing this since 2015, see exhibit 1 for further expiation.
- 49 669244.pdf. December 2014 Design and Access Statement EXHIBIT**

49.pdf - This is the original Design and Access statement with inaccurate information regarding sizes of the property and garden sizes see second objection letter dated 19 July 2023 for further information in this regard.

52 1694491. Appeal desision HGY 2021 1470. 14 september 2022. Dismissed EXHIBIT 52 .pdf