

20 MAY 2026

60 Ellenborough Road
N22 5EY

9/5/26

Case reference HGY/2026/1085

I object to the proposed change of use of 58 Ellenborough Road from a single family home to a HMO for 5 occupants.

The property was built in 1890's and has been unoccupied for over 10 years. No external or internal repair work has been done for nearly 20 years.

The party walls are not sound proofed in any way. Noise is very easily heard. Before the death of the owner in 2010/11 I could hear every disagreement with his family members. I can also hear noise from the other side (62) from the rooms adjacent to mine (kitchen and bathroom) and there are only 2 occupants. There will be 4 rooms in 58 from which noise could be heard from residents and their radios, tvs and other electronic devices.

If any of the proposed residents has a motor vehicle there will be an increased parking problem in the road. None of the properties in Ellenborough road has off-street parking and the presence of three small blocks of flats (roughly 12 homes) in very close proximity together with a primary school whose teachers park in Ellenborough Road and Granville Road will cause problems added to those already caused by the arrival of parents to collect their children. There are also commercial vehicles belonging to existing residents parked daily.

If there are more than 2/3 households in 58 there will also be a problem with refuse bins. The small front garden will not have room for the 3 bins (black, green and kitchen waste) needed for each household. Keeping them in the back garden and dragging them up the step into and through what used to be a kitchen would be a problem.