

Planning Application Reference: HGY/2026/1355

Site Address: 6a Denmark Terrace, London, N2 9HG

Proposal: Demolition of existing workshop and erection of residential/commercial development

Objector Details: Caroline Percy, 2 Woodside Cottages, Fortis Green, N2 9HE (locally listed property)

Stance: Objection

PRINCIPLE:

As an immediate neighbour to the development site, I object to various aspects of the current plans provided.

A development such as this should optimise the site. However, I believe that that the large scale of these plans would create an oversized building not at all suited to this location, and posing risks to a number of properties immediately surrounding this site. I am particularly concerned about the risks and impact related to the addition of a basement flat.

Note that I am in full agreement with the comments submitted by the residents of 6 Denmark Terrace, the resident of 3 Woodside Cottages and the residents of 4 Woodside Cottages, who have provided much more detailed analysis with references to specific sections of the plans, reports, policies and building regulations.

In principle, I am in favour of a well thought out residential development. However, below are a list of my main concerns related to the current proposed plans:

DISTURBANCE DURING BUILD AND POTENTIAL FUTURE INFRASTRUCTURE ISSUES (PARTICULARLY IN RELATION TO THE BASEMENT FLAT):

I have major concerns that the plans do not effectively cover the risks and impact of the planned basement on my home, as well as those of my immediate neighbours. The Basement Impact Assessment (BIA) is just a Phase 1 desk study which is not sufficient for a significant proposal such as this.

My main concerns related to this are as follows:

- The plans do not sufficiently take into account the London ground conditions or local awareness of historic subsidence issues. I am extremely concerned that my 1880s cottage will suffer from subsidence following the build due to insufficient tests/planning about the feasibility of a basement on this site before the build.

- During the build period (ca. 18 months) the alleyway access is likely to be severely affected. Note that this narrow alleyway (a public right of way) runs adjacent to the existing boundary wall of GMS Joinery and will run alongside the proposed new basement and boundary wall, and is the only way to enter and leave the locally listed homes at 1, 2, 3 and 4 Woodside Cottages. All residents, visitors and deliveries use this pedestrian access day and night, and it is the only access for emergency services to all four properties. The plans must ensure that this alleyway is never at risk of collapse or closure, that our critical services are never interrupted through any sort of damage, and that all emergency services will have permanent access during any development of the site.
- The waste and surface water drains, water pipes, gas pipes (assumed) and electricity services for all four cottages are all housed underneath the narrow alleyway. None of the assessments included in the plans submitted show the importance of this critical single access point in and out of our homes.

ROAD SAFETY, TRAFFIC AND ACCESS (EST. 18 MONTHS):

An estimated 18-month construction period involving deep basement digging will result in significantly more disruption than a simpler, more standard build of flats on the ground floor and above. The plans do not take this significant disruption into account related to the following:

- Long term impact during the build to the access to number 1, 2, 3 and 4 Woodside Cottages, as well as the Indian Rasoi and associated flats at 7 Denmark Terrace. As detailed above, the alleyway serves as the sole point of residential access, as well as the critical access route for emergency services for all Woodside Cottages (Numbers 1 to 4).
- Ongoing impact during the build to the traffic, road safety, bus routes and parking on the main road during the build (Fortis Green).

OVERLOOKING/OVERBEARING/OVERSHADOWING

- The proposed upper-floor rear-facing window and terrace, plus the first-floor terrace/balcony will create a direct overlook into my garden, which is currently a fully private space.
- The proposed two-storey height and roof on this narrow alley side will cause a tunnelling effect, leading to overbearing, overshadowing, critical loss of daylight, and adverse skyline impacts resulting in personal safety and security risks.

NOISE DISTURBANCE:

- I am particularly concerned that the proposal consists of multiple units, 2 new terraces, rear amenity spaces and commercial access on a relatively small site directly adjoining my garden and my garden building (the latter is used as a home office from 9-6pm Monday-Friday). The risk of noise and disturbance is therefore much higher than a less intensive, single-family or smaller-scale redevelopment. After the build, the noise disturbance from 4 flats and a commercial property will almost certainly increase – currently, we only hear gentle humming from the joinery occasionally from Monday-Friday 9-5pm and on Saturdays 9-1pm.
- High-impact structural noise, heavy vibration and severe dust emissions for the duration of the build (ca. 18 months).
- The submitted plans indicate the addition of multiple air source heat pumps (HP units), including units positioned within private gardens and on the first and second floor terrace areas. I support the use of sustainable technologies, but the Council should be satisfied that all external equipment can operate without causing unacceptable noise, vibration or disturbance to neighbouring residents.

OUT OF CHARACTER/CONSERVATION IMPACT

The plans fail to optimise the site to comply with heritage guidance. I strongly feel that the proposed basement, west and rear design elements would be an unacceptable overdevelopment, severely damaging the conservation area and the late-1800s locally listed Woodside Cottages. Main points related to this are:

- In contrast to the front elevation, which has been appropriately adapted to blend in with the other buildings on the main street, the build design of the terraces at the back is out of character with the rear profiles of Denmark Terrace and the late 1800s locally listed Woodside Cottages, so the historic environment will neither be preserved or enhanced.
- The extra-large modern glazing is entirely out of character with the rear profiles of Denmark Terrace and the surrounding conservation area.
- Basement development is not something that Denmark Terrace or the surrounding buildings have been subjected to previously. Therefore, building a basement level does not match the development patterns of the area.
- The plan details a proposal to plant sixteen new trees but provides no information on how they will be managed regarding their immediate proximity to the shared subterranean Victorian drainage and utility infrastructure serving Woodside Cottages beneath the adjacent alley. Although I and my neighbours

wholeheartedly support green initiatives, we strongly feel they must not introduce risks to critical local infrastructure.

INCLUSION OF COMMERCIAL PROPERTY:

- I understand the need to maintain commercial properties in the area. However, I do not believe that the proposed commercial property would be useful as a business in its current proposed form, particularly as there would be no suitable parking for people working there.
- If a commercial property were to be included, there should be clear limitations on the commercial unit, including permitted use, restricted operating and servicing hours, signage controls, and strict noise, vibration, and kitchen extraction/ventilation limits.

REFUSE AND ENVIRONMENT:

- The plans currently show the bins for all residents being kept in the front of the property. Taking into account that there would be 5 different properties, including a commercial property which could potentially generate a lot of waste, I am concerned that there simply would not be enough space for these bins and that the owners would in time encroach on our space in the alleyway by placing their bins there instead.

SUMMARY:

Whilst **6 Denmark Terrace** would experience the greatest direct impacts from demolition, basement excavation, construction activity, rear massing, overlooking and winter sunlight loss, **numbers 1, 2, 3 and 4 Woodside Cottages** would also be severely affected for the reasons given above.

The residents of **1 Woodside Cottages** have just moved so they will be unable to send the objection that they planned to send. The **Indian Rasoi and flats at 7 Denmark Terrace** would also be severely affected (both for business reasons and all the other reasons given above) – however, these are owned by Bickenhall Investments who may not have time to review the potential impacts and submit their objection in time.

Therefore, it would be much appreciated if the Planning Officer and Committee could consider all of my concerns and either request significant amendments to the plan or refuse the application in its current form.