

Case Reference: HGY/2026/1991

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I am writing to oppose the above planning application as it will significantly impact my family's quality of life. We live at 5 Portland Gardens and our garden shares a boundary wall with the Community Centre and joins directly onto the area where the proposed new building would be.

We've lived at this address for the last 10 years and have enjoyed good relations with the Community Centre, however we have the following concerns which we believe to be material planning considerations.

Loss of light, overshadowing and loss of privacy

The proposed changes involve increasing the height of brickwork to the west elevation of the building and adding a new floor and roof to the existing building. The very steep pitch of the new roof will have the effect of doubling the height of the wall at the bottom of our garden (see Figures 1 and 2).

Figure 1. Proposed Elevation Plans

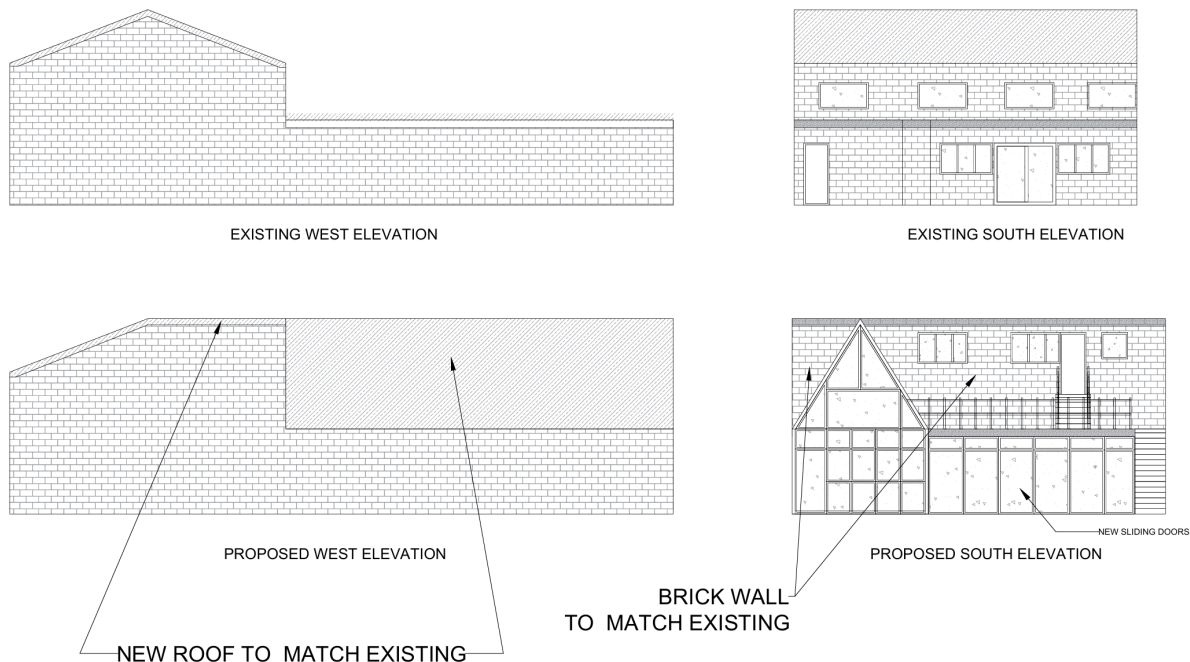


Figure 2. Loss of light and overshadowing to 5 Portland Gardens (red line indicates height of new brickwork and steeply pitched roof)



The loss of light and overshadowing created by these new additions will significantly impact my family's enjoyment of our property and garden. We strongly disagree with the following statements made in the Design and Access statement:

Page 2 - 'The proposed roof design prevents any loss of comfort to the neighbouring properties'

Page 5 - 'The development has been designed to avoid any adverse impact on neighbouring buildings in terms of outlook, daylight, privacy or general residential amenity'

The Design and Access statement also makes the following claim:

Page 5 - 'As the proposal does not increase the existing building height, careful consideration has been given to protecting the amenity of neighbouring properties'

We consider this to be misleading as the proposal will increase the building height for approximately a third of the overall building's footprint, see Figure 3. It is also unclear

whether there will be windows allowing visitors to directly look into our garden and house, which we would strongly object to and would represent an intrusion into our privacy.

Figure 3. Area of site where building height will be significantly increased



Noise and disturbance resulting from new use

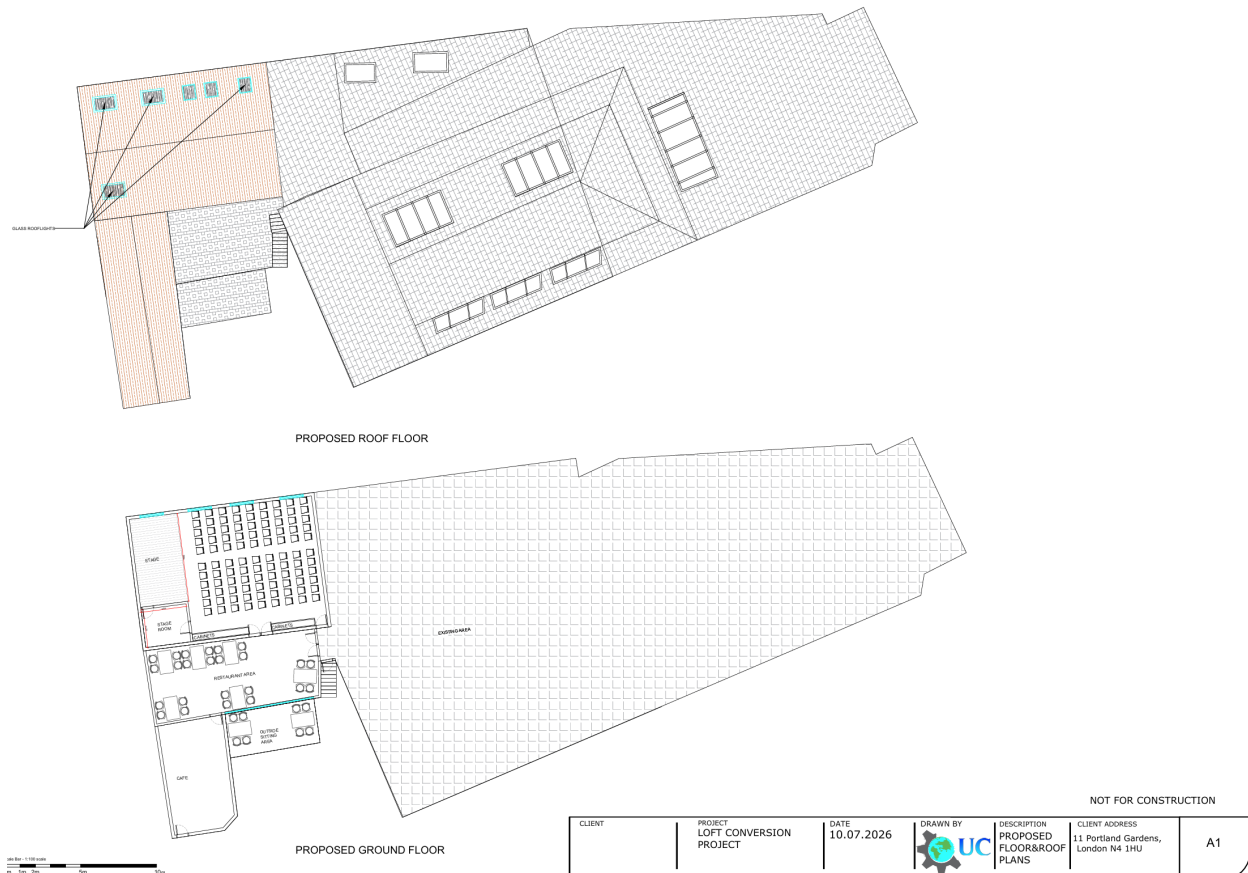
The planning application includes the addition of a multi-purpose theatre, performance, and conference hall.

The stage for this hall will effectively join directly onto our property as illustrated in Figure 4. We are concerned about the significant increase in noise and disturbance this will create.

We note that the existing facilities already include a large hall, offices and cafe and have not been provided with an explanation as to why these additional facilities are required. We view the proposal as an overdevelopment of the site and an intensification of its use. We note that the Community Centre already hosts events from time to time which can be very noisy and cause significant traffic issues on Portland Gardens. Given these have been periodic and not regular, we have accepted the inconvenience but we are concerned that if a multi-purpose theatre, performance, and conference hall are built, this will become a much more regular occurrence and impacting more significantly on our enjoyment of our property and quality of life.

We are also concerned that the development of the café will re-route the extractor ducting for the café towards our garden creating air pollution and cooking smells.

Figure 4. Proposed floor roof plans



Effect on local amenities, including traffic, parking and road safety

We are very concerned that the proposed development will have a significant impact on the traffic, parking and road safety of Portland Gardens. This is a short and narrow street – it has residents parking on both sides of the road and despite being 2 way, it has to effectively operate as a one way street given the width doesn't allow cars to travel in both directions at once. Bigger and more frequent events will inevitably bring more vehicles to Portland Gardens, impacting on congestion and parking as there is only very limited parking at the Community Centre. Parking for residents is already at a premium and congestion can be problematic at weekends and when events are held. As the father of a young child I am also concerned about the increasing risk of road accidents resulting from a greater volume of traffic on this street Many of the visitors to the Centre drive far too fast on this short road and without consideration for others; we are concerned this will become

a more regular occurrence if volumes increase. We are also concerned about increase in pollution from greater traffic and more cars running their engines whilst they wait for spaces or to get access. Increased usage of the road will change it from a quiet dead-end road to a high traffic, high footfall and busier place to live with increased noise pollution and likely an increase in rubbish.

We also note that not all residents on Portland Gardens have been proactively consulted by the council and given the development will have a material impact on the road, parking, noise etc we believe all residents should be given the opportunity to contribute their views and not just those whose property joins onto the Community Centre.

Effect on the character and appearance of the area

The proposal involves significant changes to the appearance of the existing building and the use of modern building materials. This will significantly change the character of a historically significant building to the detriment of the area.

We note that modern building materials have recently been used on the replacement roof over the existing gymnasium area and would be keen to ensure the character of the building is not further impacted.

We are also concerned about the structural soundness of the existing south facing wall and whether it could bear the weight of an additional floor and roof given it joins onto our property. We would like to understand the professional perspective of a structural engineer on this point.

Nature of the proposed development and its relation to planning policy

The Design and Access statement describes the proposed development as a 'loft conversion'. We think this is highly misleading as the proposal involves building an additional internal floor which will create five rooms, two WC facilities, and a small meeting area.

We believe this proposal represents a significant structural extension and redevelopment of the site which would breach the following covenant referenced in the [Disposal of Fairfax Hall, Portland Gardens N4 under the Community Asset Transfer Policy](#).

The Leader referred to the safeguards in place, following the proposed transfer of the freehold. These were set out at paragraph 4.7 and included:

A covenant to ensure that no redevelopment of the site and building can take place.

A covenant restricting use of the site and building to community use only

We also believe that the proposal to create rooms for accommodation of guests is in breach of the covenant restricting use of the site and building to community use only.

According to the Design and Access statement 'the proposal has been prepared in accordance with relevant planning policies, the London Plan, and local development guidance'. This is a generic statement and makes no reference to the specific planning policies or local plan and how the proposed development relates to these.

In summary we are concerned that the planned redevelopment will:

- Materially impact the enjoyment of our property through loss of light and overshadowing
- Generate increased noise and disturbance
- Create increased traffic, putting pressure on parking and increase the risk of road accidents
- Impact the character and appearance of the building and the local area

We also believe the Design and Access statement is misleading in terms of the description of the proposal and alignment with relevant planning policies and local plans. We respectfully request that our concerns are given full consideration in the assessment and final decision on this planning permission application. We would like to be kept updated on the progress of this application and to be invited to the council planning meeting where the application will be decided.

Yours faithfully

Mark Little

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