

Application: HGY/2026/1991

I object to the above Application. I live on Portland Gardens and my property directly adjoins the Applicant's site. The proposed redevelopment raises several material planning concerns. It would have materially adverse impacts on occupiers of neighbouring properties and all residents of Portland & Stanhope Gardens. The Applicant's existing facilities already include a large hall with capacity for 550 people, offices and classrooms¹. The proposed redevelopment is an overdevelopment of the site and a significant intensification of its use.

Breach of Covenants relevant to Site

The Council's sale of the site to the Applicant was subject to (at least) two covenants². The proposals would breach the covenant against redevelopment that was put in place as a safeguard. In addition, the proposal is a significant use change as it adds accommodation for multiple "guests" that would breach the covenant regarding community use. The Planning Officer Report should specifically address these points.

In any event the proposal for at least 4 "guest rooms" would amount to mixed-use and requires additional planning consideration. These are not addressed in the Application. I assume the current use class subset is "F2(b) Halls or meeting places for the principle use of the local community". The addition of multiple guest/bedrooms would be a material deviation from this use class. I assume such accommodation would be Use Class C (e.g. C1, C3 or C4). Similarly, the proposed theatre and live music venue would now be within Sui Generis use class.

Loss of light and overshadowing

The proposed redevelopment would create a loss of light and overshadowing. The proposed redevelopment seeks to materially increase the height of the west elevation by adding a new floor and roof to the existing building. The very steep pitch of the new roof for the additional floor would significantly raise the height of the wall at the bottom of my garden and neighbours' gardens. The existing boundary wall is 3.4 meters in height (blue line in attached photo). The proposed elevation would be increased by at least 2.91 meters (yellow line) if increased to 6.3 meters³ (red line) from the Applicant's Drawings to align the roof of the guest rooms with the roof of the east elevation (that is currently described as a "Gym").

The loss of daylight and overshadowing created by such additions would significantly impact the enjoyment of our properties and gardens. I strongly disagree with the bald statements in the Design and Access Statement that there would be no loss of comfort or

¹ See HGY/1999/0455

² See Council Meeting of 12/12/2017 - Cabinet (Item 126). <https://www.minutes.haringey.gov.uk/mgAi.aspx?ID=55436>

³ This assumes that measurement from the Applicant's section plan is in fact correct.

adverse impact. It is incorrect to state proposed works would be within existing build height or does not increase the existing building height: see attached photo.

Loss of privacy

Noise and disturbance resulting from new use

Effect on local amenities, including traffic, congestion, parking, road safety and air pollution

Existing use of site causes significant traffic, congestion and parking issues on Portland Gardens and Stanhope Gardens. The proposed development would exacerbate the traffic, congestion and parking issues of (at least) Portland Gardens and Stanhope Gardens. Portland Gardens is a short, narrow cul-de-sac. There is insufficient carriageway width for two vehicles to pass and vehicles are forced to reverse onto Stanhope Gardens. The proposed redevelopment would substantially increase such problems and could increase traffic accidents and impair road safety. In addition, increased traffic would increase air pollution and car idling is already an issue.

Application Form Errors

The description of “loft conversion” is materially misleading and understates the proposal’s impact. The “Details of building(s)” selection is clearly wrong as the proposal includes a significant increase in height to an existing building. The negative responses for “Residential Units to be added” and “mixed use residential site area” is clearly wrong as the proposal involves the addition of at least 4 residential units in the form of “guest rooms”. Details of the connection to the existing drainage system are not evident. No details of the proposed fire suppression system are provided. The redevelopment would clearly result in internal residential water usage and trade waste contrary to the nil values included in the Application Form. The railway line land adjacent to the proposed redevelopment contains important habitats and biodiversity features.

The Design and Access Statement

The Application does not appear to conform to the aim of “high quality” design, a designed approach or Policy SP11(2017) and Development Management Development Plan Document (DPD). The Applicant’s Agent does not appear to have properly assessed Haringey’s planning policies and the D&A Statement makes no direct reference to these documents or meaningfully explain adherence. The D&A Statement does not contain all previous planning applications for this site⁴. The D&A Statement makes unsubstantiated claims and misleading statements. As noted above, the Applicant already has a large hall serving the community. No evidence is provided to indicate significant increased demand that would necessitate such an additional facility and associated accommodation. A retrofit-first approach should have been considered. The Applicant has not provided an appropriate assessment of the impact of the proposed redevelopment on neighbouring properties, including daylight, sunlight and overshadowing where relevant. Fire safety does not appear to be properly addressed. The Applicant’s Drawings lack material details and measurements including as regards levels and elevations. If the Officer is minded to approve the application detailed conditions on construction and use should be imposed (at least a material as conditions previously imposed).

Yours

A Mullan

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⁴ Inc. HGY/1995/0777 (Refused) and HGY/1998/1406 (Approve with Conditions)