

For the attention of Haringey Planning. As residents living diagonally opposite this application site, we would like to object to Planning application HGY/2023/3310 in its current format.

Firstly, we note that the application notice was placed directly outside our own property at 5 Wembury Mews, although we were not sent a consultation letter. Quite oddly, Haringey appear to have sent consultation letters out to multiple addresses that are not in proximity, nor effected by this application. We note that consultation letters were sent to addresses on Archway Road that have no contact with the application address, and 3 Wembury mews, which is over 90 metres away, at the northern end of Wembury mews. Haringey appear to have sent no letters to 4, 5, 6, 6a, 7, 8, 1, 2, 2a, Wembury Mews, all addresses that have to walk directly past 4a Wembury mews and are directly affected by this application.

Comment 1. The applicant has neglected to draw the 4 recently installed surface mounted gas meter boxes on their rear elevation drawings, which essentially preclude the positioning of the proposed entrance door and window as currently drawn.

Not only are the meters not shown in submitted drawings (although we note that a photo is included), The meter boxes protrude into the Publicly maintained carriageway, at a point where the carriageway is its narrowest (2.45 Metres) where vehicles have regularly hit the wall over the last ten years. If the gas installation is completed in this location and a vehicle hits the protruding boxes, there is the potential for either a gas leak or much worse. We have raised this issue with Cadent but given that a number of residents in Wembury mews have concerns over the meter location, we feel it is important to raise this with Haringey planning, although the matter is not strictly planning related. That the applicant has neglected to draw the rear elevation correctly is a planning matter.

Comment 2. The application neglects to provide suitable Bin or Bicycle storage which has been a requirement in all other residential applications in the Mews since 2009. All other applications have had to clearly show compliance with Haringey refuse storage requirements and bicycle storage suitable for their accommodation.

Comment 3. The proposed two bedroom locations face directly onto the carriageway, with windows directly facing the publicly maintained thoroughfare. The carriageway is constantly used. No evidence has been provided that noise levels are at an acceptable standard conducive to sleeping and no evidence has been provided that the windows have obscure glazing. If the application in its current form were to be approved, it would be possible to look directly into both bedrooms.

Comment 4. The application provides insufficient external amenity space suitable for a three-person dwelling, in line with Haringey and London Plan policy. The proposed drawings show a conservatory like covered space with Velux window above, however this appears not to be external amenity space.

Comment 5. The proposal aligns a series of rooflights directly with the demise above, which would facilitate those above being able to look directly into the proposed dwelling. Furthermore, the position of windows above relative to the Velux windows would appear to provide insufficient fire separation between the two demises.

On the basis of the design information provided, it seems that the applicant is trying to squeeze in too much accommodation, without providing the facilities required in accordance with current planning policy and building regulations. And although not directly planning related, but no less important, the recently installed gas meter location is potentially hazardous for other residents in Wembury mews.

Apologies if any of these observations are incorrect or inaccurate.

5 Wembury Mews

Directly diagonally adjacent Application site



SITE NOTICE

Notice of receipt of a PLANNING APPLICATION

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
The Town and Country Planning (Development Management
Procedure) (England) Order 2015

Case: HGY/2023/3310
Reference: Householder Planning Permission
Location: 4A Wembury Mews, Hornsey, London, N6 5XJ
Proposal: Replacement of roof covering incorporating roof lights and
glass roof above courtyard; relocation of the entrance door and
new windows from Wembury Mews; and internal alterations.
The building is a locally listed building.

Comments: 19 January 2024

By:

An application has been received for the above development.

You can view and comment on the application online at:
<https://londonboroughofharingey.force.com/pr/s/> or using the QR Code below to get
directly to this case.

Please send any comments by the date above because a decision may be made on
the application at any time after that date. Any comments received after this date will
be considered if a decision has not yet been made.

Dated 29 December 2023

Head of Development Management and Planning Enforcement
Planning Service

We would be grateful if you would remove this notice after the consultation
period has expired.







