

Haringey Development Management
Haringey Council
6th Floor, River Park House
255 High Road
N22 8HQ

20 Church Crescent
London
N10 3ND

22 March 2024

Ref: **HGY/2024/0232**
Response: **OBJECTION**

Dear Sirs,

While we are not adverse to having a dwelling on the proposed site, we believe there are various issues with the proposed planning application. Please see below.

1. The proposed Easterly flat roof / roof terraces would cause significant overlooking onto neighbouring properties (along St James's Lane) due to the significant gradient of the land – see below image for overlooking reference / dominance. The development site is at a notably higher elevation than St James's Lane properties and gardens, therefore, any flat roof/roof terrace would be intrusive, overbearing and result in a general loss of privacy to all concerned neighbours (contrary to Haringey policies set out in SP12: Conservation).
2. In the Application for Planning Permission (Planning Portal Reference: PP-12731948), the 'No' answer to "Will the proposal result in the loss of any residential garden land?" does not accurately reflect the site's recent use.



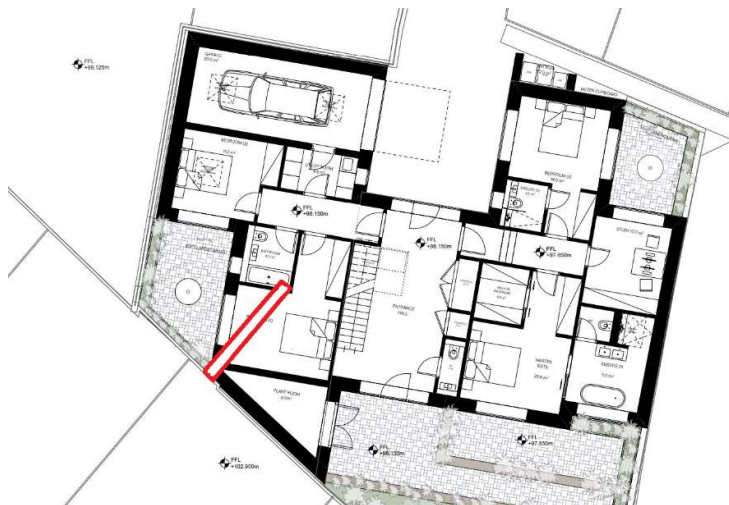
As shown in the image and plan, a significant proportion of the site has for decades been a residential garden. Although the site was recently levelled and the lawn / earth removed, no building, garage or construction has ever existed on a large proportion of the site. It has been a garden for years.

3. The proposed design would significantly alter the landscape of what is currently a Haringey Conservation Area. The footprint of the dwelling is out of keeping with all neighbouring properties and gardens, dominating and disproportionate to the total site area. The design appears more focused on maximising the sq. meterage than fitting in with the Edwardian character and conservation of the area (in conflict with your Policy CSV1 – Development in Conservation Areas).

4. In response to the building design, **we need to immediately flag an issue with the proposed ground floor plans**, specifically the area immediately next to the rear Retaining Wall of #20 & #22 Church Crescent.

When excavation work initially commenced (2015) on the site, the integrity of the Retaining Wall behind #20 & #22 Church Crescent was significantly compromised. This led to the engagement of **structural engineers and Retaining Wall specialists** to implement countermeasures to safeguard the Retaining Wall and rectify damage.

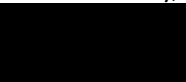
The rectification Works (spanning many years) resulted in deep piling and a reinforced concrete retaining buttress and there is now a comprehensive solution extending 7 (seven) meters below the top of the wall. The buttress extends into the footprint of the proposed dwelling design, impacting a bedroom and potentially a bathroom on the proposed Ground floor. **As a result, the proposed design is not viable from the outset.**



buttress not to scale

5. The 'immediate proximity' of the proposed dwelling to the Retaining Wall behind #20, #22 and #24 Church Crescent will **prevent existing (and essential) drainage weep holes from being effective**. This will have an adverse impact on garden drainage (for all neighbouring Church Crescent properties), thereby placing further increased pressure on the Retaining Wall and rainwater drainage from our respective lawns / gardens. I would therefore **advocate a minimum distance be set between the boundary wall and the nearest point of the new build structure.**

Yours sincerely,



Nik Shenton