

Jeff Snyder
24 Church Crescent
London, N10 3ND

28 March 2024

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

Dear Planning Commission Members,

Subject: **Objection** to HGY/2024/0232 Proposed Residential Development at Land to the Rear of 10-12 St. James Lane, Muswell Hill N10 3DB

I am writing to you as a resident of Muswell Hill to formally express my concerns and objections regarding the proposed construction of a new residential property located at Land to the Rear of 10-12 St. James Lane, as outlined in Planning Application HGY/2024/0232. This property abuts mine. While I support thoughtful and sustainable development that enhances our community, there are several critical issues with the current proposal that I believe warrant careful reconsideration.

1. No engineering study has been included in the application. Construction and excavation work risk damaging the retaining wall on the property and causing serious foundational damages to the houses on Church Crescent. In general, the planning application is devoid of specifics and many details are inaccurate (e.g., tree study indicating no neighbouring impacted trees at 24 Church Crescent when in fact there are several).
2. The proposed terraces would lead to significant overlooking on neighbouring properties, specifically those on St. James Lane.
3. The proposed design is inconsistent with the architectural character of the surrounding neighbourhood.
4. The swept path/turned table analysis clearly demonstrates that parking in the proposed garage will be challenging. In reality, cars will be left in the driveway which compromises Right of Way access to Bishops View Court residents.

Moreover, the construction process and eventual increase in density could exacerbate existing issues with traffic congestion and parking availability in our area. Our roads and infrastructure are already under considerable strain.

Thank you for your attention to these matters.

Sincerely,

Jeff Snyder