

LADDER COMMUNITY SAFETY PARTNERSHIP

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Planning, Regeneration and Economy
Haringey Council
River Park House
225 High Road
Wood Green
London N22 8HQ

Attn Ben Coffie

14 April 2024

HGY/2024/0120 - 70 Duckett Rd N4 1BW

Construction of a basement, internal alteration and conversion of a single dwelling into 4 self contained units

I am writing to you on behalf of local residents in my capacity as elected Chair of the Ladder Community Safety Partnership (LCSP). The LCSP is an umbrella organisation containing hundreds of individual members, but also representatives of Neighbourhood Watches and Residents' Associations throughout Haringay Ward, including Duckett Road, in which we have many members. We are an independent group, although as our name implies, we work in partnership with many other key stakeholders to improve the quality of life for local people.

Residents have many concerns about this application, which may be summarised as follows:

1. The Basement Impact Assessment provided (called for by Policy DM18) needs rigorous examination by Planning, given the obvious issues around London clay, subsidence and movement, with potential concern for the two adjacent properties (not to mention noise/vibration during the works) as well as no.70 itself
2. In the withdrawn application last year (HGY/2023/2365) the property was described as an 'existing HMO', in the current one it is described as 'conversion of single dwelling'. This is important because the Family Housing Protection Zone policy forbids the conversion of residential properties unless there is at least one unit of 3+ bedrooms (Policy DM16), which this application doesn't provide. In addition Policy DM11 states that 'the council will not support proposals which result in an overconcentration of 1 or 2 bed units...' This is especially true in an area like the Haringay Ladder, which already has too many HMOs (highest ranking Ward in LBH) and 1/2 bed conversions, and a poor mix of dwelling sizes.
3. The proposed accommodation is given rather opaquely in the application as '2x2 bedroom and 2x2 bedroom self-contained units'. In the plans provided the basement provides 2 double beds, ground: double + single, 1st floor: 1 double, the loft: 1 single. That means at least ten people living in the property – it is well known that units such as those proposed are over-inhabited in Ladder roads via the placement of extra beds. It is also important to ensure that all of the proposed accommodation is within prescribed limits.

4. By any standards, we would suggest that the proposal is a massive overdevelopment of a terraced house, as the cross section (p.10 of the plans) makes clear. There is too much development both for the size of the original house/plot and for the (loss of) amenity to neighbouring properties. At the very least, neighbours will experience increased nuisance and frequent coming and going from such a large number of people. The proposal is also contrary to the basic principles of DM1 – it does not ‘*relate positively to neighbouring properties*’ nor does it ‘*make a positive contribution to ... improving the character and quality of the area*’.

5. In the light of all these numerous concerns, we urge the refusal of planning permission for this application.

Thank you for your consideration of these comments.

Yours sincerely

Ian Sygrave
Chair, LCSP