

19 Shakespeare Gardens

London N2 9LJ

22 May 2024

planningsupport@haringey.gov.uk

Haringey Application Ref. HGY/2024/0871

Dear Madam or Sir,

This is a response to the planning permission application for Fortis Green Tennis Club.

We have been living in 19 Shakespeare Gardens for more than two decades and want to see our neighbourhood protected against an ill-thought-through building project which is purely speculative in nature and does not include any affordable housing. We especially oppose the building proposal for the following reasons:

Impact on Fortis Green neighbourhood

The planned building project would overwhelm an already densely populated area which suffers from a shortage of parking spaces, difficult traffic conditions in narrow lanes and air pollution. The addition of half a dozen new houses with their respective cars would make the situation considerably worse. Nowhere is this more obvious than in the proposed new access to the site via Cherry Tree Road which even under the current conditions can hardly accommodate larger vehicles. It is difficult to imagine how this single-lane road should cope with higher levels of traffic by private cars and delivery vehicles in future.

The planned building project would also severely impair a communal space that is being enjoyed not just by the members of the tennis club but by everyone living in the houses along its borders and the wider community. Contrary to the allegations made by the building application the tennis club is not in a state of terminal decline as we can attest from daily observation. The courts are being used throughout the year, in winter as well as in summer, and often, when the weather is right, from early morning to evening.

Infringement of property rights

The application seems to include the removal of three trees (T30, T31, T32) which stand on land which we believe belongs to 19 Shakespeare Gardens. The fence at the bottom of our garden does not mark the actual property boundary and was installed for practical purposes at this location.

Destruction of natural habitats

In addition, removing 20 trees and several shrubs on the site which are mostly in good health and show no sign of weakness would destroy the habitats of countless birds, insects and mammals. Replacing them with newly planted trees and shrubs on other parts of the site would not provide an alternative living space for these species for years to come. In a city like London, that is mainly concreted over and has lost so many greenfield sites in the past, this is unacceptable.

Loss of privacy

The planned houses are built right up to the property line of 19 Shakespeare Gardens and thus constitute an unacceptable invasion of our private space. From the newly-built houses adjoining our property our garden and several of our rooms would be overlooked, in particular since the building applications proposes a significant amount of infilling and level change on the southern part of the site. Destroying the trees mentioned above (T30, T31, T32) would remove the only visual barrier that could protect our privacy.

Infringement of outlook and loss of daylight

In addition, the height of the proposed buildings would severely impact the outlook which we so far enjoy. We would be confronted with a large wall at the end of our garden that would also take away a huge amount of sunlight, plunging the garden as well as the rooms overlooking it in shadow for large periods of the day (especially since the proposed new buildings need to be elevated because of the sloping nature of the site).

Drainage problems

Several other comments to the application have drawn attention to the drainage problems that the new buildings would create for Cherry Tree Wood as well as neighbouring gardens. We would be particularly affected by these problems and would have to face flooding problems in our gardens.

For these reasons we urge you to reject the planning application.

We also have to say that, given the grave impact on our lives, the consultation process for this planning application was handled badly. We only found out about the building project by word of mouth from neighbours. The official letter by Haringey Council that is supposed to inform us never arrived. In addition, the deadline for comments on the planning application kept changing. Without notifications by our neighbours we would have been left in the dark about these changes. Haringey Council never made an effort to apprise us of developments.

Yours faithfully,

Ines Schlenker, Hannah Schlenker & Michael Schaich