

Eunice Huang
Planning, Regeneration & Economy
Haringey Council
Level 6
River Park House
Wood Green
N22 8HQ

11th March 2025

Dear Ms Huang

Re: Harcourt House, 16-17 Haringey Park, London, N8 – Objections to Planning Application

I am the Leaseholder of Flat 3, 16-17 Haringey Park, London, N8. I have already lodged an objection to the Planning Application for Harcourt House on the portal under a letter dated 22nd May 2024, to which I refer you. I also refer you to the recent letter on the portal from Will Chan, the content of which I adopt in its entirety.

I wish to lodge a further objection about the way that the portal has been operated in the last couple of weeks. Specifically, there are two items that are dated 9/11/2024 but have only appeared on the portal in the last few days. This gives the totally incorrect impression that these documents have been available to view for 3 months. This is misleading and untrue. It may be that this is simply down to human error. These things do happen, but it would be inequitable and unjust if the parties objecting to the Planning Application were to be prejudiced by such a mistake.

I would argue that the parties objecting to the Planning Application should be afforded sufficient time to instruct and take advice from their professional advisors. Three days before the scheduled Hearing of this matter on Wednesday are simply not enough. I suggest that a 3 month period in this respect would be appropriate.

There are two other issues relating to Harcourt House that have become apparent since my last letter of 22nd May 2024, which I believe are relevant and should be considered by the Council's Planning Application Department. They are as follows: -

1. **Water Ingress into Harcourt House from Number 15 Haringey Park.**

This has been an ongoing issue for a number of years and has become a serious issue. It was made more problematic by the fact that the owner of number 15 refused to give our surveyor access to find out what was causing the water ingress.

Eventually we had to get a Court Order against the owners of number 15 to obtain access for our surveyors. The site visit took place on 6th February this year.

The Council is aware of these issues as we have been liaising with them since June 2024. Indeed, I have today sent your colleague Marta Hardy a copy of the Survey Report of Alick Lawrence in this respect.

The point here is that in the Structural Report by Akera Engineers (that was lodged with the portal as an attachment to Savills' Letter of Objection dated 23rd May 2024) they advise that Harcourt House, having already had a floor added to the original structure, does not have the load bearing capacity for another further additional floor. If the water ingress from number 15 has weakened the main support wall on that side of the building, which is seriously possible, then the proposed development of a further floor is even more likely to compromise the structural integrity of the whole building.

2. Purchase of the Freehold of Harcourt House

The tenants of Harcourt House have recently lodged an application to purchase the freehold title of Harcourt House. Accordingly, in a relatively short space of time they will own the freehold of this building. These are the people who instructed Savills to lodge their Letter of Objection, and are unanimous in their view that this Planning Application should be rejected by the Council's Planning Office.

For the avoidance of doubt, I hereby put you on notice that I reserve the right to produce this letter, and any previous, subsequent and/or associated correspondence and/or documentation before any Court/Tribunal/committee, at any later date, as I shall, in my absolute discretion, deem appropriate.

Yours sincerely

John Howes