

Dear Eunice,

As the owner of Flat 5 Harcourt House, I am writing to reiterate my strong objections to the proposed planning application at the property. My previous letter on 22 May 2024 outlined significant concerns, which the newly uploaded drawings and reports fail to address. These include the disregard for building regulations and safety, as well as the detrimental impact on the amenities available to existing residents.

Of particular alarm is the new bin and bike store plan, which I find entirely unacceptable. The proposed bin store's location directly outside my living room window would necessitate the removal of existing landscaping, such as lawn, hedges and tree. This would destroy the current quiet and peaceful view of the front garden. Unlike the current bin store, which is discreetly located away from the main entrance, the new proposal would introduce noise and unpleasant smells into my living room, especially during summer months. This directly contravenes London and Haringey's planning policy and must be rejected.

Further, I completely fail to understand the rationale behind this proposal, as the current bin area has served - and continues to serve - its purpose very adequately for decades.

Furthermore, the proposed cycle store is situated within the sole communal garden designated for Flats 5-8 Harcourt House. Its construction in the proposed location will necessitate removal of trees and landscaping, thereby diminishing the amenity value for current residents. Additionally, the garden's location is at a different level from the road. Please see the application rear elevation drawing extract. This means the cycle parking will be far from providing level access required, denying inclusive access to all future occupiers. Finally, the location of the cycle storage is proposed in close proximity to my windows creating noise and disturbance when used.

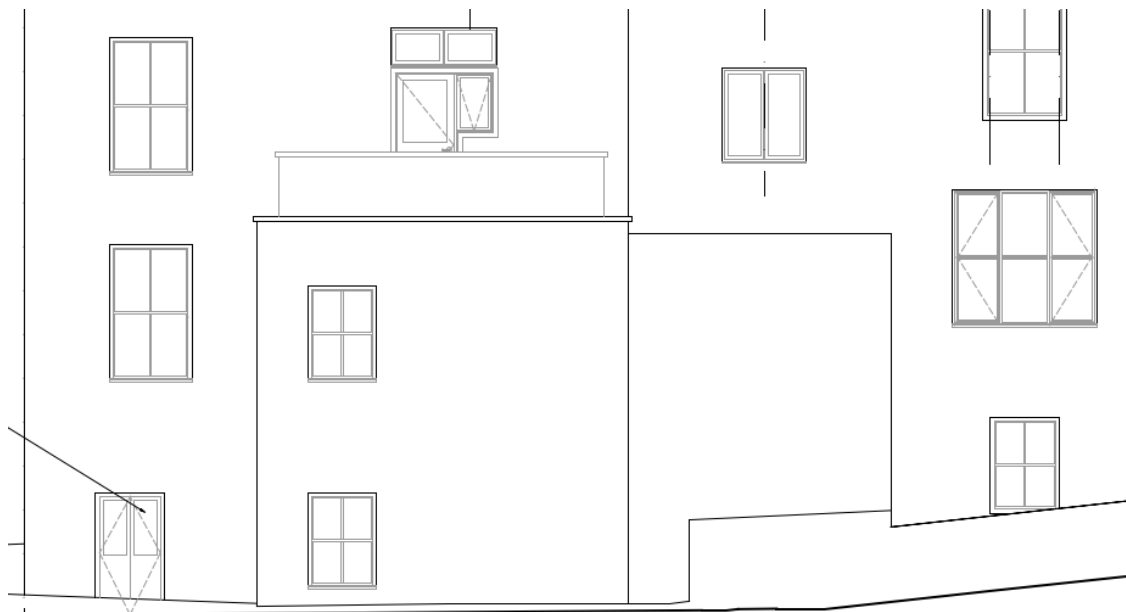
For the above reasons, the proposed locations for bin and cycle parking will detrimentally impact future enjoyment of both front and rear communal areas, will cause loss of trees and green space, and will negatively impact my property at the front and the rear by introducing new noise, smell and visual detriments. The limited benefit of a new bike store in the communal space with stepped access limited only to the 2 new flats is far outweighed by the negative impacts. I request the proposal to be rejected or redesigned to limit the unfair negative impacts.

I also remain deeply concerned about the proposed roof development. Please refer to our solicitors' letters for a detailed explanation of my objections, which I will not repeat here. The current state of the design and proposals has not addressed these concerns.

Yours sincerely,

Nick Ullmann

Flat 5, Harcourt House
Haringey Park
N8 9JB



Extract from Applicant's drawing of proposed rear elevation (version 4): CF-214-DR-1320-D
showing levels of road and garden