

Argles James

From: Planning Support
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2020/1826
Site Address: 29 Haringey Park London N8 9JD
Comments by: Claire Lazarus and Femi Otitoju
From:
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CECILE PARK

N8 9AS

Submission: Objection

Comments: We are once again writing to object to application number HGY/2020/1826 which has been changed from rear of 29 Haringey Park to just 29, suggesting that it will be sited in Haringey Park and therefore mainly impact on residents of that road.

The plans have not changed in any really significant way. It is crucial to understand why some agreements and permissions are irrelevant because they have been given by parties whose properties will be only minimally affected by the proposed works by virtue of being on Haringey Park rather than Abbots Terrace & The Lane; the area that will be most affected by the proposals.

We are extremely worried that if approved, this development would set a precedent for others to redevelop or sell off rear gardens to create new builds of the long-established gardens behind both Haringey Park and Cecile Park. It would be the beginning of a slippery slope for developments.

Many of those most affected will be residents of Cecile Park whose gardens back onto the lane. We have not been consulted about the proposed resurfacing of the lane and we strongly object to it being done. We have neither been consulted about this nor any future liabilities or indemnities that could arise, regarding payment for ongoing maintenance/use of the new lane surface and proposed lighting in perpetuity.

Improving the road surface may encourage other drivers to venture along Abbots Lane, potentially creating more of a nuisance for residents. Concreting or otherwise resurfacing The Lane will hamper access to services that run beneath it.

Our garage is on The Lane, the daily use of which is essential for our business. We are very worried that this development may impact on our being able to use the garage during the proposed works and permanently afterwards if there is any restriction on turning as a result of additional lighting bollards. If we were to be unable to use our garage this would further increase the parking problems in Cecile Park. We object to any development that would result in us losing permanent access to our own garage.

The uploaded Arboricultural Impact Assessment (AIA) only covers the development of the large 3 bedroomed house, it makes no reference to the proposed works on The Lane itself which is likely to impact on trees in adjoining gardens. We object because there will be permanent environmental harm to the surrounding gardens including a large willow to the rear of 22 Cecile Park and many other trees. There is also an inherent danger to the roots of trees due to the deep excavation of the existing surface to allow for the installation of concrete blocks. The lack of detail together with the remark that trees may be lost makes us fear that a lot of trees will be lost permanently and that as there are no proposals to replant new trees in complimentary positions it will leave the lane barren and sterile, the opposite of how it is now, with its wild flowers, native trees and puddles that provide a beneficial resource to wildlife.

The Lane is a much-treasured little bit of countryside in a conservation area, a quiet haven where bird and wildlife thrive, this is increasingly rare in Crouch End. Building yet another new property would cover valuable green space and add to the pressure on traffic, parking and footfall in the surrounding area.

The proposed lighting scheme will create light pollution and have an adverse impact on local wildlife. The light pollution is an unwelcome addition that we think will act to draw in antisocial behaviour rather than increase safety and security in the lane as more people will feel able to use it. The combination of artificial lighting and greater car use would change the Lane irrevocably.

There is a threat to public safety caused by this proposal. Fire engines and ambulances will not be able to reach the new property as there is inadequate space to carry out the necessary actions, putting them and adjacent buildings and fences at great risk.

It is unclear how rubbish and recycling will be collected from the property's bin area. Council refuse vehicles currently refuse to collect waste from the Lane using a council refuse vehicle as they cannot get access get that far down Abbots Terrace.

The Lane is used all day and late into the evening by the general public who enjoy the tranquility on their doorsteps, and we have spent time and money establishing and maintaining a green space for the enjoyment of all. We believe that a public consultation should be conducted so that the many users of The Lane can comment on the proposals for change of use to this unique, historic public path. It is not fair that this major change to their local environment might be approved without the community having a say. There are still numerous right of access issues.

We continue to absolutely object to this application.