

## Argles James

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**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: J.L. & T.B.L. Kirkwood  
From:  
30C  
Haringey Park  
Crouch End  
London  
  
N8 9JD

Submission: Objection  
Comments: 30C Haringey Park,

London, N8 9JD.

Mr. D. Hermitage, Head of Development Management & Planning Enforcement,  
Haringey Council Planning Service,  
6th Floor, River Park House, 225 High Road, Wood Green,  
London, N22 8HQ.

17 / 08 / 2020

Dear Sir,

Re. Town & Country Planning Act 1990, Construction of dwelling at 29 Haringey Park, N8 9JD

Your reference: HGY/2020/1826

We wish to register our objections to the proposed development of the garden behind 29 Haringey Park, N8 9JD. This is a further re-application by the same owners and we do not feel that their proposal has significantly changed. We are also very concerned that the architects appear to claim in their brief that full planning permission has already been granted and that this current application is merely adjusting a few details. We can find no record on Haringey Council's planning portal of any of the previous planning applications in respect of this garden being successful and as far as we are aware, this is still the case.

The objections we wish to make are as follows:

1. If successful this development would stand in stark contrast to the open and spacious back garden plots which characterise a long sweep of the properties along the southern side of Haringey Park and are an

essential part of the character of this important conservation area. They are a haven and corridor for wild-life and contain many mature trees. This has been particularly evident during the recent months of lockdown when wildlife made much use of this whole area and this was much appreciated. It would be very sad to see these lovely spaces encroached upon; this is almost certainly what is likely to happen as other developers perceive a new and profitable opportunity once a precedent is set with the garden at 29 Haringey Park.

2. There are already a large number of new residential properties being erected on Haringey Park in the Hornsea Town Hall development. Building yet another new property would cover valuable green space and add to the pressure on traffic, parking and footfall in the surrounding area.

3. The applicants are now offering to re-surface parts of Abbots Lane, but their suggestions offer only a superficial improvement. The lane outside the existing Abbots Lane cottages is extremely narrow and this proposed dwelling situated some distance further to the east along the lane would still be difficult of access for emergency vehicles and probably for many service vehicles even if the road surface is improved. Improving the road surface may also encourage other drivers to venture along Abbots Lane, potentially creating more of a nuisance for residents.

4. The additional lighting bollards proposed by the developers would only be of real benefit to this new property and would create unnecessary light pollution. Far from reducing anti-social behaviour and gatherings along Abbots Lane, it seems just as likely that people would be tempted to gather there by the convenience of extra lights.

5. The proposed building is very close to the boundary with 30 Haringey Park and we believe it will impact on this last property, where we live, in terms of increased noise, lack of privacy and reduced security. Construction will also impact on the established trees in our communal garden which could be damaged in the process. We note that there will probably be more excavation as a substantial basement is now proposed.

6. The proposed building would be clearly visible from the back windows of the flats in 30 Haringey Park, including our own flat, which have formerly enjoyed a high degree of privacy. There would also be an impact with extra night-time lighting. There is presently very little visible from our back windows but this proposed residence and the additional street lighting along the lane would significantly increase the overall amount of night-time illumination.

In summary, we consider that the proposal fails to positively respond to the established layout of the immediate surroundings and gardens of adjacent properties and the fundamental characteristics of the surrounding area and that it would set an undesirable precedent for development of many of the long-established gardens behind Haringey Park. It would also have a negative long-term impact on the privacy, security, light pollution and noise-levels in our immediately adjacent property.

Yours faithfully,

J.L. Kirkwood & T.B.L. Kirkwood