

Argles James

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

Application Reference No. : HGY/2021/2151
Site Address: 109 Fortis Green London N2 9HR
Comments by: Jonathan Clark
From:
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Fortis Green

Submission: Objection

Comments: The proposed design crams in rabbit hutches behind a pastiche of the Collins mansion blocks but offering neither the livability of the originals nor the practical, affordable alternatives needed in the area. The fact that the site is at a traffic ‘pinch point’, regularly jammed-up as it is as buses or HGVs struggle to pass rows of parked cars, appears insufficiently considered and poses a threat to the health and wellbeing of local residents both during construction and in subsequent occupation (with the absence of parking provision for the commercial space an obvious failing, particularly given the site currently relieves parking pressures in the area by acting as an informal out-of-hours car park for the Clissold Arms). Furthermore, the entrance/exit to the underground car park, crossing the pavement next to the retail space, is at an intuitively dangerous location for pedestrians as well as the gate mechanism being inevitably unsightly (inconsistent with the rest of the conservation area) and providing a potential noise nuisance for neighbours. Overall, the intensity of the scheme (now with an additional dwelling vs. the original proposal) inordinately prioritises the developer’s profits over the wellbeing of the community – the council should have higher aspirations for both its existing and future residents, and I would urge them to reject this application.