

To: Planning, Building Standards and Sustainability Service, Development Management, Haringey Council, 6th Floor, River Park House, 225 High Road, Wood Green LONDON N22 8HQ

Comments on the Planning Application of 24th September 2024, received on 30th September 2024, re: 17 Marlborough Road, N22 8NB,

Case Ref: HGY/2024/2533

From: Penelope Rutter, 19 Marlborough Road, Bowes Park, LONDON, N22 8NB

Your letter and details dated 24th September 2024 were received on 30th September 2024.

I am writing to object to the proposed two-storey dwelling (with lower ground and ground floor) at the rear of 17 Marlborough Road, with access from Thorold Road. This development is entirely inappropriate and unsafe for our neighbourhood and must be refused, given the following material planning considerations:

1. Strategic issues, Background and History of 17 Marlborough Road

I moved to 19 Marlborough Road in 2003, with my family. I am the sole Owner Occupier. Since then, my family have formed their own families and have all moved out, albeit my son, who is geographically the nearest, who stayed with me during the pandemic, still visits on an almost daily basis to ensure my well-being. I will be 80 next year. I do not wish to move, and I plan to remain in this house. The area is friendly, quieter due to the recent LTN and I have many very supportive neighbours- all are horrified by these proposed developments.

We have all suffered, over the last 21 years, with the inadequacy of the management of 17 Marlborough Road. I was warned about it by my original conveyance Solicitor, when I was told that the owner lives in Cyprus. For many years, it was peacefully occupied, in two flats, downstairs and upstairs, with a young family downstairs. There were no problems. The young family downstairs were replaced by a single man, a Haringey employee who transformed the garden beautifully. He eventually left, so frustrated with the landlords. The property was then managed by the Property Company in Crouch End. Since then, I believe it has changed several times and is now managed by the Maple Group in Stoke Newington (**impossible to get hold of**) and the most recent Landlord is apparently 'Help to Rent'. No 17 is now divided, as I understand it, into 5 self-contained units. We have had non-stop problems, from extreme dampness, endless building noise, overflowing bins and other complaints. Catherine West was involved in dangerous levels of mice infestation, due the accumulation of rubbish and more recently, there are increasing concerns about the reduced 'garden' of no.17, which is now approx.4 feet long and has become a dumping ground, contributing to the dampness throughout the building. During these changes, the builders showed me the water free flowing underneath the property, from the damaged pipe work. The same builders then placed grey polystyrene tiles all over the external brickwork. Everyone in the area complained about the state of this remedy and local two Councillors have visited. The builders then removed the grey tiles, leaving broken bricks and holes all over the exterior and visible damp, as a consequence, throughout the brickwork. Nothing has been done to alleviate this and from the start, local residents have complained that the property has become an eyesore. It would be entirely inappropriate to make any additions to that property or its garden and mainly, as I believe the owner of the piece of garden

proposed has been sold it by the Owner of no.17, has substantially reduced the whole of the original garden area.

2. Effect on local amenities, traffic, parking

Bowes Park is a village, populated with pretty Victorian terraces. It is a quiet, friendly and respectful area, whose residents support each other. Everyone I have spoken to believes that the proposed project will have a direct and negative impact on the peace, the quiet and the character in and of the area. When compared to the recent development at 44 Whittington Road, similarly abutting onto Thorold Road, this in contrast replaced two disused, derelict garages, not a private garden and did not involve any excavation or underpinning. That project had little impact environmentally and certainly did not pose a threat to nearby homes. But, the style of that building is in no way appropriate to the area and it stands out, attracting negative 'eyesore' comments, constantly. The current proposal would destroy existing green space by constructing an intrusive two-storey dwelling, immediately adjacent to my back garden! Before your current communication, I had received a scruffy (nameless) handwritten note through my front door, asking me to sell part of my garden! We ignored this, of course, given the Owner Occupier status of every part of my garden. Given the recent LTN scheme, which has generally had a positive outcome, parking has become an endless problem, with very few spaces ever available in Thorold Road.

3. Loss of light and privacy of neighbours

The proposed structure is South facing. It will therefore massively reduce the sun and light into my garden, which already is partly reduced to the opposite South facing fence. Anything built at a height above my fence level will directly obstruct that light and sun, removing it completely from my garden, as the mass and proximity of the building, at a greater height will block all the natural sun and light, especially in the afternoon and evening. I am about to cut back all the foliage on the South side of my garden –this happens yearly and the gardener will commence this work on 14th October, with the exact intention of increasing/maintaining any existing light and sun. It is clear that any such proposed building development would severely overshadow my back garden.

At almost 80, I like nothing better than to sit and relax in the sun in the peace and quiet of my garden. This proposal will effectively remove all the sun, not to mention the noise of the building and then potential neighbours immediately next to my fence!

As new neighbours will be living immediately adjacent to my house and garden, there will be an additional direct impact on my privacy. This type of proposed development in a small, unsuitable plot, is at the expense of existing residents on all sides. Approving this proposal would send a signal that the council is willing to ignore the protection of homeowners. It will create a persistent invasion of privacy, especially at night when internal lights will make everything visible from outside.

4. Noise and Disruption from new use and Construction

The **Construction Environmental Management Plan (CEMP)** acknowledges that excavation and underpinning are required for the lower ground floor. There will also be a requirement for substantial party walls, as the proposed structure would be less than 4 metres from both the main no.17 building and from my own property. This will cause even further excavation and disruption from excessive noise, dust,

vibration and heavy machinery during the required processes, with disruption for the entire neighbourhood. There is potential for subsidence and damage to foundations of the three neighbouring properties- nos 17 and 19 Marlborough Road and no 49 Thorold Road, given the plans for a lower ground floor, given the additional depth of foundations, and the very close proximity of the site to all these properties. Assurances about managing noise and risk are recurrently inadequate, so a full risk assessment and a guarantee of no damage to the above homes are essential.

All the neighbouring property owners work from home, including 49 Thorold Road, 21 Marlborough Road and myself at 19 Marlborough –any proposed building works will undoubtedly and substantially disrupt our employment.

5. Further effects of the proposal

The 'Tree Removal and Replacement Method Statement' confirms the removal of a mature tree to make way for the proposed development. The applicant's proposal for removal of the existing tree on the proposed site breaches local and national biodiversity guidelines and is harmful to the local ecosystem, with an impact on the local community. In relation to Fire Safety, the increased density in this small area will limit access for emergency services in such a constrained space. I agree with my neighbour at Thorold Road, that the Council must reject any proposal that compromises the fire safety of existing homes for the sake of one speculative development.

Conclusion

As the original no.17 Marlborough Road garden plot in question has recently been severely reduced and undoubtedly sold for profit, with the consequences of violating conservation area policies, threatening the structural safety of neighbouring properties, causing significant loss of privacy, blocking light, and bringing environmental destruction. This further proposal will ultimately further **devalue my property** and make life intolerable during its construction. The Council must take its duty to existing residents seriously and **reject this application**. Should this development proceed, we as a community will have no alternative but to take this proposal further, legally.

NB. Further complaints have been made from no. 23 Marlborough Road and from nos. 41, 45, 47 and 50 Thorold Road. No 50 is owned by a very disabled, housebound lady, whose property will be particularly affected by this proposal, as she lives directly opposite.

Penelope Rutter

Penny Rutter

October 8th 2024