

Vanessa Parks

Flat 2, Harcourt House

[Your Full Address]

[Your Email Address]

05 August 2025

**To: Haringey Planning Department**

Planning Application Ref: HGY/2024/0921

Site Address: Harcourt House, Haringey Park, London N8

Dear Planning Officer,

I am writing as a long-term resident and leaseholder at Flat 2, Harcourt House to strongly object to planning application HGY/2024/0921, which proposes the construction of two new flats on top of the existing building and the installation of bin and bicycle storage structures in the communal gardens.

My objections are based on the following material planning grounds:

**1. Loss of Communal Green Space**

The proposed bike and bin store for the new flats would be located in a currently open, shared communal garden used by existing residents. The scheme fences off a section of garden for exclusive use, reducing the amount of green space available to existing homes. This represents overdevelopment of the site and a loss of amenity for current residents.

**2. Visual Intrusion and Impact on Amenity**

The proposed bin store at the front of Flats 1–4 involves removing mature shrubs and screening, which currently provide privacy, greenery, and visual amenity. Its replacement with refuse storage will significantly affect the appearance and character of the building's frontage, creating a visually harsh and functionally unpleasant impact for ground-floor residents.

**3. Poor Design and Overdevelopment**

The addition of new flats on the rooftop, combined with the occupation of communal garden areas for utility use, appears to prioritise densification over quality of living. It

undermines the integrity of the site layout and reduces the available amenity space for current and future residents alike.

#### 4. Lack of Inclusive Use and Community Consultation

The plans appear to serve only the proposed new units (e.g., bike storage restricted to new flats), raising questions of fairness and inclusivity in the use of shared spaces.

Additionally, no consultation has taken place with leaseholders who are directly affected by the proposed changes to their immediate living environment.

#### Request for Refusal

I therefore urge the Council to refuse this application on the basis that it:

- Constitutes overdevelopment,
- Causes loss of amenity and green space,
- Harms the character and enjoyment of the site by existing residents,
- Introduces visually intrusive and disruptive alterations,
- And lacks appropriate engagement with affected residents.

Yours sincerely,

Vanessa Parks

Leaseholder – Flat 2, Harcourt House