

Andrew Dismore

Putting Barnet and Camden first



LONDON ASSEMBLY LABOUR

Andrew Dismore AM
London Assembly Member for Barnet and Camden
City Hall
The Queen's Walk
London
SE1 2AA

20/12/2017

Objection to planning application for Prospect Ring London N2 8BP, Ref: 17/6827/FUL

Dear Sir or Madam,

I am writing to object to the above application in my capacity as London Assembly Member for Barnet and Camden.

Whilst I support the building of new council housing, unfortunately in this occasion, the impact on neighbours and in the community and design of the development is unacceptable, and I therefore urge that this application is refused.

Design

Although there are two 11 Storey buildings on the road, and another in close proximity, there are no 13 Storey buildings for around 2km. The height is therefore far too excessive. I understand local residents have said they would be prepared to see a 5 Storey building replace the existing maisonettes, which would still yield around 16 additional units, more than that would be unacceptable. Any development of this size in this location is problematic, as it cannot be built too close to the railway lines, nor too close to the existing properties. In fact the proposed building is not within the minimum distance, which is another reason for refusal. The layout of the building will also lead to overlooking directly into neighbour's windows, leading to a loss of privacy.

Loss of light

The proposed development will lead to an unacceptable loss of light for neighbouring properties, and will lead to the street scene having an enclosed feel, with natural light only from one side. For properties in the block 1-12, this will eliminate all afternoon and evening sunlight.

Density

The application exceeds maximum density levels permitted.

Parking

The application is completely inadequate in parking provision. The road has a CPZ to deter commuter parking, but this is insufficient to meet the need of evening parking. From 6pm the road, and all surrounding roads, are impossible to park in, and the addition of 28 additional units will put unimaginable strain on an already difficult situation.

The proposed mitigation is woefully ineffective. Banning the permission of CPZ permits will do nothing, as the parking stress is in the evening. No additional new parking spaces are being created, as the proposed development builds and will lead to the loss of existing parking provision, and the "new" parking spaces created through rationalising the green in the middle will not replace those spaces.

The Transport Statement is at best misleading and wholly inaccurate in parts. The application, though adding 46 additional units will see a loss of 15 car parking spaces. The statement states that there are currently 69 parking places, servicing 104 flats. 106 Prospect Ring and it's 10 flats have gated off street parking. I am not clear where the 134 dwellings in 4.4.9 comes from.


The current parking provision for 104 flats is 69 parking spaces, or coverage of 66%. Were this application to be approved, the road would have 105 flats. That should mean the provision of 99 parking spaces, not 54, and certainly not a net loss of parking spaces.

Conclusion

In conclusion, the proposed application does not comply with Barnet planning policies with regard to height, density and proximity to neighbouring properties. It will also have an extremely harmful and detrimental impact on neighbours through a loss of light, overlooking, and additional parking stress.

I therefore urge you to refuse permission.

Yours sincerely,



Andrew Dismore AM
London Assembly Member for Barnet and Camden
City Hall
The Queen's Walk
London
SE1 2AA
Andrew.dismore@london.gov.uk