



HIGHGATE  
SOCIETY

10A South Grove, Highgate, London N6 6BS

Matthew Gunning Esq.,  
Haringey Planning Services  
By email.

26th September 2023.

Dear Mr Gunning,

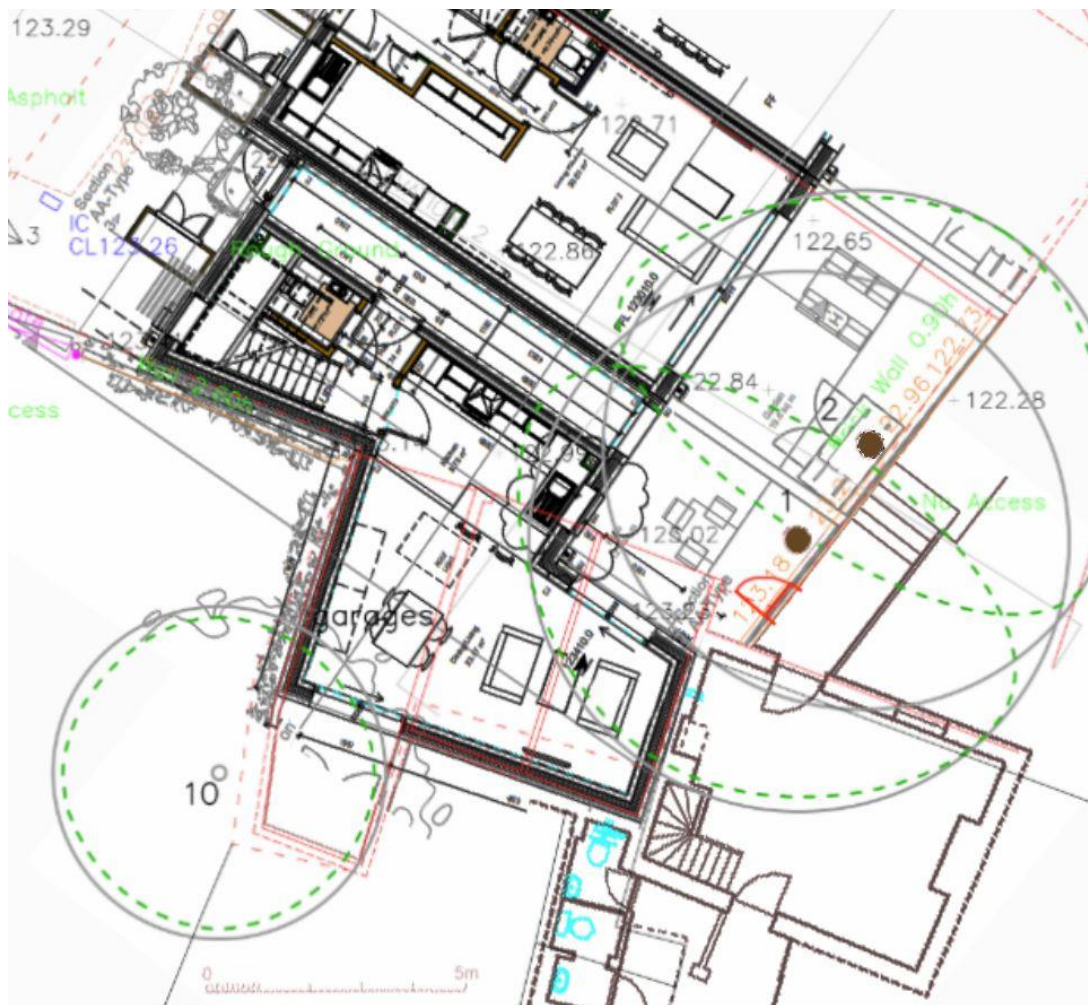
RE: HGY/2023/2493 –Townsend Yard

I am responding on behalf of the Highgate Society to this application for a non-material amendment to the design and layout of Unit 1. We object to this application for several reasons as set out below.

1. We do not understand how this application can be considered as non-material when the overall layout, access and elevational treatment both to the public realm and rear are all completely changed. We consider that there should be an application made for a minor material alteration, at the very least, with a proper consultation period.
2. We note that works are proceeding on site in breach of the existing planning consent. This application should therefore be noted as retrospective. Do you consider it reasonable to allow works to continue before a decision on this application has been reached?
3. This is probably the last opportunity to correct mistakes that we believe were made in the handling of the original consent. Whilst the passageway being created to allow fire brigade access to Shepherds Cottage and emergency escape for the occupant in case of fire is obviously welcomed, there is still no viable solution offered for the fire engine to turn around or other service vehicles, for that matter.
4. Condition 6 of application no HGY/2020/1326, a pre-commencement condition relating to refuse strategy was supposedly submitted as part of application HGY/2023/1116 (validated on 13/5/2022) but contains no refuse strategy that can be seen on the Haringey website and has not yet been determined. We understand that Veolia are not prepared to reverse into Townsend Yard.
5. The turning diagrams that were described by Haringey transport as tight, all relied on using the turning head on neighbouring private land. We understand that the owner has not consented to

this use and has erected a barrier to prevent same.

6. The developer of Townend Yard has chosen to build over the entirety of his site with no provision for deliveries, refuse collection or fire vehicles to turn. I repeat that this is the last opportunity to correct this fundamental mistake by providing a turning head on site.
7. If, despite this long term error, you are still minded to grant consent for this passageway then we would request two fundamental things. To reach the passageway the occupier of Shepherds Cottage will need an opening in her garden wall and a gate in the 1.8m high garden fence to house number 1. This is shown in red in the diagram below.



The owner will also need an irrevocable right of way to use the passageway as a means of escape in the event of fire, which must remain unobstructed at all times. We would also suggest that she should have the right of access, by prior approval, to use the passageway for bulky items which otherwise cannot use the front passage from the cottage onto the High Street.

8. Given that this scheme was consented despite only having 5m overlooking distance between the new houses and the Cottage, the two lime trees on the boundary are vital in providing privacy and must be retained.

We would urge you to grasp this opportunity to correct at least some of the mistakes made in consenting HGY/2020/1326, so that the houses can at least be serviced in the future and the occupant of 36A can escape in the event of fire.

Yours sincerely

David Richmond  
Chair of The Highgate Society Planning Group



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