

From:dannytan ct
Sent:17 May 2019 14:37:13 +0100
To:Planning Consultation
Subject:Planning consultation 19/2421/HSE

For the attention of: Mansoor Cohen, Planning Officer,
Chipping Barnet Area Term.

Sir,

Reference your letter dated 2 May., we wish to submit our comments on the above planning application made by and for 17 Longland Drive, London N20 8HG with particular regard to proposed changes to use of our shared drive.

1) reference the rear extension, garage conversion; the plans submitted includes building on the shared driveway with ourselves at 15 Longland Drive, a new wall and a side extension to their garage which is being converted.

2) Also on the shared driveway, they wish to make 2 light wells to enable light to penetrate the basement area which is below ground.

With regard to point 1 above, as the rear extension is proposed on the share driveway, this would, in future, hamper access to our garage when in use and therefore we have objections to this proposal being granted by the council.

With regard to point 2 above, the light wells proposed requires holes to be dug on the share driveway to permit light to the basement.

At present they have a light well which is a constant danger to anyone falling into the space as the drop is not properly covered and protected by something that is sufficiently strong to withstand anyone falling in. The present hole is covered by a loose wooden board, and this, despite Barnet Council advising them to have drop correctly.

Therefore it is our view that we would object to these 2 light wells in our share driveway unless Barnet council makes a binding agreement with No 17 that both light wells and the drop on our share driveway is properly protected by iron grills that are sufficiently strong so that the light wells and drop cannot be a danger to any person or vehicle using the shared driveway.

I trust you will, when considering the application, note our 2 points herein and proceed accordingly

Mr Chin Tiong Tan
15 Longland Drive
London N20 8HG
e-mail : [REDACTED]
mob. [REDACTED]

entered SASEnt
19 Longland Drive 11/11
Totteridge
London N20 8HG

[REDACTED]
MRS B. BOTTOMLEY

Planning and Building Control

2 Bristol Avenue

Colindale

London, NW9 4EW

WITHOUT PREJUDICE

This is not to be taken as an official comment. These are questions that we would like answers to.

Date 02.11.2019



Dear Mansoon Cohen,

Re: 19/5421/HSE

Having received your communication regarding the above planning application, we would like to make some enquiries.

Could you provide the full references for all of the previous planning applications and also the Building Regulations?

In the 'Delegated Report' of the previous planning application (ref: 19/2421/HSE), it states under section 5.3:

"The proposed door fronting the garage is not considered to harm the character & appearance of the application site & locality as this sits significantly rewards of the principal elevation (in excess of 12m)."

Would we therefore not have a valid reason to be concerned about the plans for the front window & lightwell, on the grounds that they do not sit "significantly rewards of the principal elevation"?

Under section 5.4 it states:

"It should be noted that amended plans were received during the course of the application removing the initial proposed lightwells."

What were the reasons for removing the proposed lightwells? Why have the exact same designs for a front lightwell been resubmitted?

During flash floods we have noticed that flood water cascades down Greenway & Hill Crescent into the valley of Longland Drive, causing a large build-up of surface water. We have also noticed that the applicant's driveway becomes flooded.

Can you assure us that these flood waters will not flow into any lightwells, & through the windows' seals into the cellar? What provisions would be made for drainage?

The houses in Longland Drive were built in the 1920s. None of them have lightwells & cellar windows at the front, or metal grids. What assurances can you give us that the proposed plans will not harm the character & appearance of the property & street scene?

Perhaps the lightwells can also increase the risk of personal injury? The applicant shares a driveway with Number 15. Visitors, postmen, etc., regularly cross over where the proposed lightwell would be situated.

There are many shared driveways in the immediate vicinity. Have any lightwells been applied for in roads such as Great Bushey Drive, Oak Tree Drive, & Lynton Mead? If so, are there any at the front of those properties?

What assurances can you give to us that excessive vibrations will not occur whilst foundations and brickwork are altered, and that the strata of the ground below the houses does not encourage land heave or subsidence, or enter into underground waters or streams?

We look forward to receiving a response to our questions.

Yours sincerely

A black rectangular redaction box covering the signature of Barbara Bottomley.

B. BOTTOMLEY
BARBARA BOTTOMLEY

(MCH)

19 Longland Drive.
Tottenham
London N20 8HG
[REDACTED]

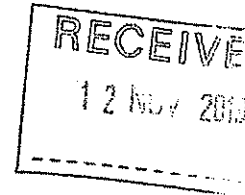
FOR BUILDINGS REGULATIONS

Planning and Building Control

2 Bristol Avenue

Colindale

London, NW9 4EW



WITHOUT PREJUDICE

Date: 10.11.2019

Ref. no: 19/5421/HSE

Dear Sir/Madam,

after having carefully reviewed the above planning application, we have some major concerns and have therefore decided to oppose it.

We do not do so lightly, as we wish to continue getting on with our neighbours. However, in this instance we feel that the plans are going beyond what is acceptable for this area.

During flash floods we have noticed that flood water rushes down Greenway and Hill Crescent into the valley of Longland Drive, causing a large build-up of surface water. We have also noticed that the applicant's driveway becomes flooded.

We do not feel reassured that these flood waters would not flow into the lightwell and through the window's seals into the basement. There were no details regarding drainage of the lightwell. It is also not clear that the flood water would have anywhere else to go if any drains did become overloaded. Would it not simply flood the lightwell?

In the Delegated Report of the previous planning application (ref: 19/2421/HSE), it states under section 5.3:

"The proposed door fronting the garage is not considered to harm the character and appearance of the application site and locality as this sits significantly rewards of the principal elevation (in excess of 12m)."

We therefore feel that there are valid reasons to be concerned about the proposed front window and lightwell, as they do not sit "significantly rewards of the principal elevation".

The houses in Longland Drive were built in the 1920s. None of them have lightwells and basement windows at the front, or metal grids. We are therefore very concerned that the proposed front window and lightwell would harm the character and appearance of the building and street scene.

We are also concerned that the light coming from the window and lightwell would further highlight the difference.

Many passers-by would notice the large metal grid and the uncharacteristic low front window, and unwittingly find themselves looking down into the proposed bedroom.

There are often three cars parked in the applicant's driveway and there are no straight forward means of visitors accessing the front door, other than by walking directly over where the proposed lightwell would be situated. As this can increase the risk of personal injury, particularly for small children and people wearing heels, we do not feel that peoples' options should be limited in this way. Many people are also very reluctant to walk over such cavities, and they may be forced to backtrack from the most natural route.

The applicant shares a driveway with Number 15, and visitors, postmen, etc., regularly cross over where the proposed lightwell would be situated.

We are also concerned about the noise that this would make.

With regard to any building works, we are very concerned that excessive noise and vibrations would occur while foundations and brickwork were altered, and that the strata of the ground below the houses may encourage land heave or subsidence.

Historically, there were natural underground water sources in this area, and we are very concerned that these may be uncovered.

Yours sincerely

A black rectangular redaction mark covering the signature of Barbara Bottomley.

BARBARA BOTTOMLEY

From:dannytan ct
Sent:Tue, 19 Nov 2019 12:07:28 +0000 (UTC)
To:Planning Consultation
Subject:Fw: letter to the council

Re : Your ref. 19/5747/HSE

Attention of : Mansoor Cohen Esq.
Planning Officer
Planning & Building Control
Chipping Barnet Area Team

Site : 17 Longland Drive, London N20 8HG

We herewith submit our objections with regard to the latest proposals made for the above addressed property having noted the constant changes made since the original plans were submitted.

We have concerns with particular regard to the new change submitted to the front of the property.

This change will alter the appearance of the property in regard to the other houses on our road by having a significant "hole" dug into its frontage with seemingly no regard to drainage in this area of plentiful underground streams and flooding, so much so, a huge storm drain was dug and placed in the open area between nos. 19 & 21 leading to Whetstone Stray.

Yet No. 17, next to us, is proposing to not only dig a basement with a large front window with a new addition of another substantial window to the side where an "illegal" window already exists, said "illegal" window has no provision for safety nor it would appear, drainage. We very definitely did not receive advice of any such application for a window, therefore surmise it is "illegal".

Further, providing natural light to a basement should not be at the expense of danger nor nuisance to neighbours and such passerbys/visitors who may pass along our shared driveway.

The new application for change of use of the garage could also substantially change the flow of traffic along our shared drive. We are anxious that said "utility room" could be subsequently converted into a self contained living area accessible via our share drive, which we suspect is what could happen, since there is also an application for a new door. For why should a new door be required a new door be required if the use of this existing garage space is simply to be converted into a "utility room".

We trust you will take our legitimate concerns into consideration.

Mr & Mrs C T TAN
15 Longland Drive
London N20 8HG

Tel [REDACTED]

Mansoor Cohen
Planning and Building Control
2 Bristol Avenue
Colindale, London NW9 4EW

Sir,

10 Dec 2019

Re : Your Ref 19/5747/HSE : 17 Longland Drive, London N20 8HG

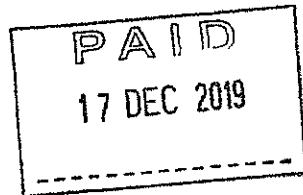
We refer to our earlier objections with regard to the proposals made for the above addressed property and the latest changes as per attachments with your letter dated 3 Dec. We have again noted the changes made since submission of the original plans and again wish to reiterate our concerns with particular regard to the following :

We note our neighbour has taken on board and now removed the "hole" dug into their frontage but are shocked they now plan instead to make a larger "hole" with steps leading to we are not sure where but with the end result of a very large window which will take up some of the space in our shared drive besides overlooking it and which still does not appear to have drainage to lead such water as will collect there. There is plenty of evidence this area including their frontage has poor drainage, the ground is constantly waterlogged and whilst we cannot prove, we can see a damp patch in our basement directly opposite the current "illegal" window and it stands to reason that this is caused by moisture not draining away properly as our basement area is dry in the other area save that which is opposite the current window with a temporary plank to shut it. Therefore, we are very anxious if another bigger window is planned with no regard for proper drainage for rain water, this could create a larger damp patch in our basement. Therefore, should Barnet Council consider permitting these windows, we would ask them to ensure there is proper drainage for these 2 windows and now steps on the side of the house so that no damp can occur in our house next door. We are after all in an area of underground streams with high risk of flooding.

Finally, is No. 17 entitled to encroach on the "shared driveway" in this manner, with an extended garage space, and steps and windows creating large holes in our shared drive? We feel their determination to introduce light to their proposed basement is at our expense and possible deterioration to our house. We trust Barnet Council will take our comments on board.

Mr & Mrs C T TAN
15 Longland Drive
London N20 8HG
Tel [REDACTED]

MCH



entered 20/12
19 Longland Drive
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Tel: [REDACTED]

Planning and Building Control
2 Bristol Avenue
Colindale
London
NW9 4EW

WITHOUT PREJUDICE

Date: 12.12.2019

Ref. no: 19/5747/HSE

Dear Sir/Madam,

thank you for your most recent communication regarding the above planning application. We appreciate the opportunity to make some additional comments.

In the Development Management Policies DPD, it states under section 16.2.5:

"Development adjacent to Green Belt/MOL should respect the character of its surroundings and the visual amenity of these areas. The council will resist proposals which would have a detrimental effect on visual amenity, or the openness, purposes and objectives of these designated areas."

The houses on this side of Longland Drive are indeed adjacent to Green Belt/MOL. One of the characteristic features of the properties on this side of the street is that they offer direct access to the rear gardens, either from the rear or side. This enables residents to access the park without having to bring muddy shoes and dogs, etc., directly into the house. Many people move to this side of the street specifically so that their families can enjoy the park. Indeed, whenever we or other residents wish to enjoy the park, we use our garden gates.

If the applicant proposed to infill the gate with timber fencing, then we would be somewhat less concerned, as any future owners would have the option to restore it to its original state. However, by developing over it with brickwork, the harm to the character and amenity would be permanent. The gardens of Number 1 to Number 19 back onto Dollis Brook, and there is therefore no option for access from the rear.

We are therefore concerned that the proposed development would cause permanent harm to the character of the existing property and this side of the street, and also have a "detrimental effect" on the "openness, purposes and objectives" of the adjacent Green Belt/MOL.

However, we also feel that there is another important issue to take into consideration. The gardens of Number 1 to Number 19 form part of the floodplain of Dollis Brook. In the event of floods, the banks will be prone to damage. Accessing the bank nearest the gardens for emergency repairs would

be almost impossible from the park side due to the rapids. The only viable option would be to access it from the gardens. We therefore feel that direct access to the gardens for emergency inspections and repairs must continue to be offered. As far as we are aware, the gardens of Number 1-19 all offer direct access from the side.

In the event of floods, would it also not have a detrimental effect on the amenity of any future inhabitants to have inspectors and workers walking soil through the house, along with any associated equipment and materials?

We previously requested that the privacy screen is constructed of natural, solid timber, and is treated or stained so that it matches our fence. Out of courtesy to the applicant, we chose not to mention the specific reasons why. However, we have since been advised to mention the reasons.

The applicant is in the process of constructing a shed, which isn't included in the planning application. It appears to be made of a synthetic material, in the style of timber panelling. The colour is also very striking and catches the eye every time that we look out into our garden. We are therefore concerned that if we don't request something that would be reasonable for both parties, we may end up having to look at a mock timber privacy screen, of a similar colour.

With regard to back garden buildings, the Residential Design Guidance SPD states:

"their design and materials should be in harmony with the surrounding area."

Unfortunately, the shed's materials are not in "harmony with the surrounding area". It is the only shed nearby that isn't made of wood. It appears to be composed almost entirely of a synthetic material.

As previously mentioned, the conservatory has pulled away from the main dwellinghouse. We allowed the applicant to inspect it from our side some time ago, but the crack has widened since then. The full extent of the crack may be more apparent from our side, so if a Planning or Building Control officer would like to request a photograph or arrange an appointment to inspect the crack, then they are welcome to do so.

Due to the evident movement, we are concerned that the additional weight of the proposed raised patio may compound the problem.

We are also concerned that the height has been increased. The proposed raised decking in the previous application (ref. 19/2421/HSE) included a step down onto the main decking area, reducing the possibility of any overlooking. This would also reduce the need for such a high privacy screen.

We previously mentioned that the 2m high privacy screen would tower above our own fence line by some distance. We would just like to add that this due to the fact that the privacy screen sits on a raised platform.

In the Design Guidance for 'The Removal or Alteration of Chimney Stacks', it states under Principles of Good Design:

"If a chimney stack is a major one serving the building, particularly if it is visible from a public place, it is likely that its demolition or alteration would markedly detract from the property's appearance."

The chimney stacks of Number 17 are, indeed, very visible from a public place. There is an island for crossing the road outside the applicant's house. Countless residents choose to cross here each day, as the next one along is often blocked by cars waiting to enter Totteridge Lane. Number 17 is therefore not one of the houses that residents simply pass by. They actually have to stand and face it each day. While the side elevation of Number 15 is not visible from this position, the entire side elevation of Number 17 is visible.

If an officer would like to check, they will notice that the chimney stacks are positioned for maximum visual effect and are important to the architectural composition and character of the building. The chimney breasts are also important to the architectural composition, as they form unified columns with the stacks, which the eye expects to see when viewed from this position.

It is also worth mentioning the proposed basement window, lightwell and slot window would also be very visible to residents from this position.

Given the property's key location on the street and the high visibility of the side elevation, we feel that the property should be allowed to retain its original architectural features.

In the Residential Design Guidance SPD, it states under section 14.45:

"All habitable rooms within basement accommodation should have minimum headroom of 2.5 metres."

The proposed plans show that the headroom is only about 2.3m. We therefore feel that the dimensions would need to be checked on site, before any rooms could be approved for habitation. Insufficient headroom could negatively affect the amenity of future occupiers.

The proposed plans show that the basement floor is very close to the level of the floodplain. If the dimensions are correct, then in order to increase the headroom to the stipulated 2.5m, the basement would need to be extended down to the level of the floodplain.

Given the issues that this might cause in terms of drainage of the front of the property, in the event of any such amendment to the plans, this is clearly something that Building Control would need to look at closely.

Even at the current depth, there does not appear to be a sufficient margin of safety. Should habitable rooms really be situated that close to the level of the floodplain?

Dollis Brook has flooded in living memory. Many pedestrian bridges were built along the brook in 1938, between Totteridge and Hendon. Unfortunately, many of these were swept away by floods in the 1960s. Just two examples would be the ones that were situated at Thornfield Avenue, N3, and Holders Hill Road to Hendon Avenue, N3. The road bridge across Totteridge Lane also flooded and vehicles had to be re-routed.

Yours sincerely



BARBARA BOTTOMLEY

