

**Subject:**

FW: APP/A1720/W/20/3252180 and 3252185 - virtual inquiry starting 9 Feb -  
Newgate Lane North/South

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**From:** Hayley Thomas

**Sent:** 10 February 2021 20:23

**To:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>

**Subject:** Re: APP/A1720/W/20/3252180 and 3252185 - virtual inquiry starting 9 Feb - Newgate Lane North/South

Good Evening Helen

Thank you for your email and I have now spoken with the inspector regarding our concerns for the planning and he has invited me to speak as part of the inquiry on Friday 19th February 2021. To enable me to do so he has requested that I send an email outlining what I would like to discuss so could you please forward this to all interested parties in preparation.

Dear sir

Firstly we would like to thank you for allowing us the opportunity to put forward our concerns in relation to the proposed planning.

We have been prompted to write this email based on the comments made by Christopher Boyle QC after he stated that no comments had been made in regards to privacy from the residents of neither Hambrook Lodge or Woodcote Lane, for which we disagree and have emailed comments previously on the planning portal

Both myself and my wife have emailed our comments via the planning portal and presume that they have been made available to all parties. We have numerous areas of concern regarding the application including

Privacy, personal wellbeing, strategic gap, conservation /affect on wildlife, traffic, pollution, local amenities, schools, doctors etc.

We fully appreciate that most topics are thoroughly covered throughout the appeal so I would like to mainly put forward my personal concerns regarding the development in respect of my home and welfare.

As you are aware Hambrook Lodge sits directly in the centre of the proposed development and cannot fail to be affected greatly in respect to privacy and noise, our home has 100% privacy to all aspects to the point that we do not require curtains at the windows and we enjoy far reaching views mainly to the east and south aspects which also is only separated by low fencing to avoid obstructing the views. We also have a roof terrace which overlooks the surrounding fields particularly to the north which if development is approved we will lose all privacy and the development will encroach within 30m of the house and directly adjoining our low boundary fence.

Hambrook Lodge is a Victorian landmark house which was sold for demolition and we undertook the project of restoring the house back to its former glory at a great expense knowing it sat within the strategic gap. We were aware that several previous planning applications had failed to demolish the house and erect several houses on our plot. The nearest houses to us in Newgate Lane and Woodcote Lane are all individual style and character for which some are listed which would we believe that a modern development would be total out of place in style and character.

We would argue that we would personally be most affected by any development in respect to privacy, wellbeing and financially. As you can imagine it would be highly stressful living directly in the centre of a large building site for many years with excessive noise and disruption.

We have attached photographs for reference of our low boundary fence and roof terrace showing the north, east and south unspoilt views which we currently enjoy and as you can imagine the adverse affect and loss of privacy this would have if planning is approved.

We would like to apologise for any matters that may have been raised and discussed during the appeal because although we have been listening in to the appeal we are unable to attend at all times.

Andrew and Hayley Thomas

On Friday, 5 February 2021, 14:51:12 GMT, Skinner, Helen <[helen.skinner@planninginspectorate.gov.uk](mailto:helen.skinner@planninginspectorate.gov.uk)> wrote:

Dear Mr Thomas,

Please see the inquiry invitation attached – it contains a link to join, you can watch as much or as little as you like.

If you decide you would like to speak, either let me know before the inquiry opens on Tuesday, or let the Inspector know at the inquiry.

Kind regards

Helen

**Helen Skinner**

Inquiries & Major Casework Team

The Planning Inspectorate

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**Subject:**

FW: Newgate Lane appeal

Good evening Helen

Could you please also forward these photos on to the inspector and all concerned because I forgot to attach them to the original email.

Many thanks

Andrew Thomas

Hambrook Lodge



















