

Highams

Residents' Association

Founded in 1955 for the residents of The Highams Estate



Dear Resident,

Re: Update on 24 The Charter Road

After extensive building work on the above property last summer, an application was made to change its use from Category C3a (private dwelling) to a children's home (Category C2).

The Highams Residents Association, our local councillors, Sir Iain Duncan Smith MP and many individual residents objected to this application; on the grounds that no for-profit commercial enterprise has ever been granted on this estate, an Area of Special Character.

Thanks to yours and their support, the Council refused the application.

Now the owners, Beech Tree Homes Limited, have lodged another application for change of use to Category C3b (a supported living establishment). An application for a change to C3b would not require planning permission, therefore local residents would not need to be consulted.

When it refused the first application, the Council advised that any re-application for Category C3b must supply the following:

1. Description of facilities, users, staff and services provided
2. Existing and proposed floorplans and elevations
3. User's service guide describing the premises, staff and services offered.

None of the above are available to view on the Council's website. We have seen a copy of the application, where some of the required information is missing, or incomplete. The plans can be viewed here: <https://bit.ly/3bpbKYr>

Whether it be a change of use from C3a to C2 or C3b, Beech Tree Homes Limited are trying to run a commercial residential care home for profit at 24 The Charter Road.

The overwhelming feedback we received from residents last time was that any application of this nature should go through a full planning procedure, and be open to local consultation. Otherwise, this will always be viewed as trying to sneak commercial development within a residential estate, in an Area of Special Character.

Your residents association continues to campaign on your behalf for:

- No for-profit or commercial development within The Highams Estate
- Honesty and transparency in all dealings between concerned owners, renters and the council
- Properly conducted planning applications, showing respect for the opinions of residents and the character of the area, as designated in the Area of Special Character awarded by the council.

Continued...

Our continued objection to this application is not about the desirability of a children's home. We believe that the Council should offer residents rightful information and consultation via this planning application. Only then will it become an issue of whether to allow the first commercial enterprise on to the Estate, and after that, the moral and social issue of whether to welcome a residential care home. These are three different issues.

What you can do now

Support your neighbourhood by writing to object to this planning application as soon as possible.

Send an email to object to the application, with the subject line:

Planning Application 211295, 24 The Charter Road IG8 9QU

Address it to:

justin.Carr@walthamforest.gov.uk

And copy in:

- sarah.odu@walthamforest.gov.uk
- jon.price@walthamforest.gov.uk
- cllr.rosalind.dore@walthamforest.gov.uk
- cllr.tony.bell@walthamforest.gov.uk
- cllr.Zia-Ur.Rehman@walthamforest.gov.uk
- cllr.marion.fitzgerald@walthamforest.gov.uk
- iain.duncansmith.mp@parliament.uk

Feel free to use the information contained in this letter to construct your objection.

On behalf of the Highams Residents Association, and your fellow residents, thank you for your continued support.

Yours sincerely,

Dave Jennings

Chair, Highams Residents Association.

May 2021