

Triplark's Roof Development – What the NWHLG *isn't* telling you

Triplark has now submitted its application to Haringey Planning for their 22-flat luxury development on the roof of Northwood Hall.

Triplark are citing themselves as developer, advised by KR Planning, with Brooks Murray as architects.

KR Planning is a trading name for '*planning consultant*' Kieran Rafferty.

As a planning consultant, Kieran Rafferty was advising Israeli developers CLTX when they illegally demolished an about-to-be Grade II listed pub – the Carlton Tavern in Maida Vale – in April 2015 after Westminster Council denied their planning application.



The Carlton Tavern, April 2015

At a 5-day public inquiry held in May 2016 the evidence Kieran Rafferty provided was described as “misleading, unfair and a document the inspector can put no weight on.”

Rafferty had claimed to be a member of the Royal Town Planning Institute (RTPI), but this was exposed as a lie by Westminster Council's QC. When challenged about his reliance on “core strategy” policies that no longer existed, Rafferty responded that this had been “a cut and paste error”. He also argued that rebuilding the pub brick by brick “would not deliver significant community benefit”, and that the extent of his public consultation about the development had been with the “biggest users of the pub” – the local hockey team. (*Brent & Kilburn Times*)

Graham Dudley, the Government-appointed inspector, reported:

"It became apparent that the appellant's planning witness [Rafferty] was not qualified, as identified in his evidence. In particular he is not a member of the RTPI and has not completed the Certificate in UK Planning Law. I accept, as put by [Westminster] council, that this is a serious matter."

Kieran Rafferty 'advised' a bid to develop the public space on the ground floor of the historic Winchester Tavern on Archway Road. The project's architects were Brooks Murray.

The application was rejected by Haringey planners on the grounds that a valuable community facility would be lost; the pub has since been boarded up. The developers, GFO Capital, together with Kieran Rafferty, refused to comment on the project, and Brooks Murray would not discuss the scheme because of a "confidentiality agreement" with its client (*Ham & High*, 8 February 2016). A high-spec conversion of the flats on the upper floors is now complete, but the pub area on the ground floor remains closed.

Brooks Murray were also the architects behind the redesign of the Carlton Tavern, and are currently involved in a project to turn another landmark pub, The Chippenham Hotel in Maida Vale, into a mix of retail units and flats, once again with CLTX and Kieran Rafferty. Since the application failed, the building has been allowed to fall into a state of disrepair, and demolition notices have recently been posted on its hoardings. (*Ham & High*, April 2018)

Our Options

Despite his former claim to membership of the RTPI, Kieran Rafferty has no recognised professional credentials. He has been publicly discredited by a Government inquiry, and involved in a development that has resulted in the illegal demolition of a valuable local heritage site. Not only this, but Brooks Murray are also implicated in this and other failed projects alongside him.

Do we really want the fate of Northwood Hall to be left in their hands?

Haringey Planners are currently approving over 90% of applications for major development in the Highgate area, despite strong objections from local residents.

Triplark's planning application should be available for review and comment soon at www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/current-planning-applications, but there is a good chance that this development will be approved no matter how much we protest.

The only way to stop it is to join the Northwood Hall freehold scheme. As soon as the enfranchisement process is triggered, Triplark will no longer have the power to push through this development.

Time is running out.

If you want the security of control, a democratic vote on every aspect of how your building is run, and real value for money, sign up today.

For more information, contact Philip Whale at info@northwoodhall.co.uk or go to:

www.northwoodhallfreehold.co.uk