

[REDACTED]

Subject:

2023/0534/P - 4 The Hexagon N6

[REDACTED]

Dear Brendan

I am writing with regard to the above application in my capacity as Chair of the Fitzroy Park Residents' Association. The role of FPRA is to manage and protect the private carriageway called Fitzroy Park in Highgate N6 and ensure access is not unduly affected by building works. As a consequence we do not comment on the aesthetics of a planning application of this nature.

Camden have agreed a protocol with FPRA that requires a full CMP to be submitted for all demolition and rebuilding projects and other significant builds. We do not consider this Application to be of this quantum and so will not be requiring a Road Bond or formal CMP.

However, we all remain concerned as to how these works will be undertaken safely without causing unnecessary inconvenience to neighbours, especially in the Hexagon where access to the site is particularly restricted. There is also a strictly enforced parking scheme within Fitzroy Park so provision will need to be made for contractors parking as it is not permissible along the FP carriageway.

We consider a more appropriate model is for the Applicant to provide a Construction Phase Plan (CPP), as was the case to support the recent renovation at No2 The Hexagon (2021/5999/P) as this includes details of larger loads, access manoeuvres during loading and unloading and on site parking and storage. We would therefore respectfully request that a CPP is added to the Planning Conditions should you be inclined to grant planning consent for this Application. We have reached out to this Applicant to discuss this way forward but have not yet been able to arrange a meeting.

With thanks
Kind regards
Karen Beare

[REDACTED]