

Dike, Darlene

From: Anita Ogurlu [REDACTED]
Sent: 30 September 2013 08:09
To: Planning
Subject: Millfield Lane - Darlene 1/10/13, logged
Follow Up Flag: Follow up
Flag Status: Orange

To whom it may concern,

I am a user of the Lady's Pond and frequently visit Hampstead Heath. It has recently been brought to my attention the narrow lane adjacent to the ponds (Millfield Lane) is to be used as a highway, of all things, for construction lorries.

This proposition is absolutely unreasonable and out of the question. Firstly, there is no need for a mansion to be built on what is deemed public space. Secondly, as is clearly proven in the youtube video, showing the passage impossible for lorries, the conspicuous venture of some cheap, vulgar and delusional business enterprise should immediately be terminated.

As the British seem to enjoy emulating their vulgar American business partners, please consider one of London's few remaining attractions is her green space. Forgoing this asset, will eventually turn London into New York, an unbearable space of concrete. Oh dear, what will this little island have left of any attraction? Dungeons?

Assuming some wisdom of cultural significance will prevail...

--
Anita Ogurlu
[REDACTED]

01/10/2013

Dike, Darlene

From: de Souza, Maya (Councillor)
Sent: 30 September 2013 23:34
To: Thuair, Charles; Planning; Wheat, Frances
Cc: Karen Beare; Michael Hammerson
Subject: RE: The Water House, Millfield Lane, Highgate N6 Applications No 2011/4390/P and 4392/C

Follow Up Flag: Follow up

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Dear Charles

The Water House, Millfield Lane N6 6HQ - Application Ref: 2011/4390/P
Associated Ref: 2011/4392/C

I am writing as a ward councillor to register my objections to the current proposal to develop the Water House site.

My grounds for objections are as follows:

In a conservation area the presumption is against demolition. My understanding is that the Water House which is only about 30 years' old has been recognised to be of good design and is structurally sound. It is unobtrusive which is critical for these properties on the fringes of the Heath. There is no practical reason for its replacement, or any reason why it cannot simply be refurbished and extended in a manner that fits in with the site. That this may be the best that could be done would have been apparent when the property was purchased.

The current plans for a house hugely over and above the current footprint is overdevelopment of the site, which would have an adverse effect upon the Heath and the environment. It would appear that the size/bulk is increasing from 5,500 sq2 to 11,000 sq2 and the footprint from a 14.7% plot ratio to a new ratio of 34% - the average for neighbouring dwellings in the area is around 17% so I understand their proposals are exactly double the average. This is particularly inappropriate considering that this is private open space abutting metropolitan open land. I refer to the decisions on the Garden House on the Heath in this respect when an increase in the footprint of the property was found to be inappropriate in a similar context.

The proposed new house would have an extensive basement area which risks affecting the sensitive hydrology of the area, in particular flows of water to the historic pond in the adjoining property to the south as well as to the hugely valued women's pond. I understand that there are considerable flows of groundwater close to the surface which would be affected by the dam-like impact of the basement which could easily divert water elsewhere, possibly leading to flooding of neighbouring property. I am aware that Camden's planning policy (CPG4) puts the onus on the applicant to establish that there is no harm, and this has not been done.

The applicant has not in its CMP shown that there is a safe way or that it will be using safe means of movement of materials to the property. The same objections that led to the rejection of the re-development of Fitzroy Farm by the Council, upheld by the inspector apply. Movement of vehicles along Millfield Lane will be dangerous for pedestrians including the many visitors to the women's pond. The width of the path varies but much of it is less than 5 metres. The vehicles proposed are 2.5 metres wide giving room to squeeze past of 1.25 metres on either side to include vegetation

possibly a pram or wheelchair. It is stated that banks men will ensure that the vehicles give priority to pedestrians, but given the forecast number of vehicular movements the trucks would spend most of their time stationary with pedestrians trying to get past. Movements of LGVs have not been set out which is a serious gap in the evidence. At the time of the Fitzroy Farm appeal, officers accepted submissions of ward cllrs that in circumstances such as these planning permission should not be given at all in the absence of an acceptable CMP. I'd like to see a refusal on this and other grounds on this occasion.

There are also considerable risks to properties along that road, including APEX house which is already affected by subsidence. This is because of the slope of the land combined with general instability of the clay affected by ground water running off Highgate Hill. Daily passage of construction vehicles, up to to 24t in weight, over a two year period passing along the footpath within a couple of feet of the foundations of this house are likely to lead to damage.

.There will be considerable damage to biodiversity and the natural environment – by cutting branches of trees and levelling verges to facilitate their access. Passage of heavy vehicles is also likely to damage the roots of mature trees. The lane is at present a quiet rural footpath with flowering and fruiting plants alongside it, a habitat for wildlife like birds, and vehicular movements would destroy this.

I'd also like to flag up the issues about proper consultation here in particular the late issue of some of the documents, and lack of clarity on Camden's website as to the final date for submission of objections or other comments. I hope these issues have now been resolved. Finally, I expect that this application will go to Development Control committee, but if there is any uncertainty about this please do treat this as request for this to happen. I'd also like to suggest a site visit as this sort of development and area is unusual in Camden and cllrs may not appreciate how sensitive an area it is.

Grateful if you would acknowledge receipt.

Cllr Maya de Souza
Highgate Ward, Green Party

Dike, Darlene

From: Anna Price [REDACTED]
Sent: 30 September 2013 10:54
To: Planning
Subject: Planning References: 2011/4390/P & 2011/4392/C
Follow Up Flag: Follow up
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Categories: Orange Category

Dear Sir or madam

RE Planning References:
2011/4390/P & 2011/4392/C

I am deeply worried about the proposals for the above planning application. I strongly object to the use of HGV lorries using millfield lane to access the site.

Many people use this area for dog walking and access to the ladies pond also I walk with my young children along this route to kenwood house. the frequent use of these lorries will pose a serious danger to us and the impact of to the wildlife and trees is absurd. The noise and pollution is also of a real concern.

I understand that the proposals include 2 large basements across the entire width of the site that will cause serious hydrology impacts and most likely contaminate the womens pond and bird sanctuary pond.

please accept my email as an serious objection to these proposals and I wish for camden council to listen to it's local people and object to these works as they currently are. They are quite inappropriate.

Yours sincerely

Anna Price
[REDACTED]

01/10/2013

Dike, Darlene

From: Natalie Coury [REDACTED]
Sent: 30 September 2013 13:07
To: Planning
Subject: FW: Planning application 2011/4300/P - Water House development in Millfield Lane
Follow Up Flag: Follow up
Flag Status: Orange
Categories: Orange Category
Subject: Planning application 2011/4300/P - Water House development in Millfield Lane

Dear Sirs,

As a regular pedestrian user of the lane, I wish to object in the strongest possible terms to the proposed development of the Water House in Millfield Lane.

The frequent and heavy traffic which would be necessitated by this development would completely ruin the area, in terms of congestion, noise and pollution.

It has been suggested that the Lane should be modified in order to facilitate the passage of heavy traffic. This is the complete opposite of what is needed here. The Lane needs to have a restriction on heavy traffic which would destroy its current form.

The plants on either side of the Lane would not survive the constant passage of large vehicles.

The construction work which the developers wish to carry out could even have an impact on the water quality of the chain of ponds, which would be disastrous.

I believe strongly that every effort must be made to protect such a valuable place. Londoners really value unspoiled areas like this. It would be a sad day if this development is allowed to go ahead and I'm sure would be regretted by future generations of planners.

Yours faithfully,

Natalie Coury

01/10/2013

Dike, Darlene

From: Michael Hammerson [REDACTED]
Sent: 30 September 2013 17:21
To: Thuairé, Charles; Planning
Cc: de Souza, Maya (Councillor); Environment Cttee Planning Gp; Karen Beare
Subject: The Water House, Millfield Lane, Highgate N6 Applications No 2011/4390/P and 4392/C
Follow Up Flag: Follow up
Flag Status: Orange



10A SOUTH GROVE
HIGHGATE
LONDON N6 6BS

Charles Thuairé
Senior Planning Officer,
London Borough of Camden,
Town Hall Extension,
Argyle Street,
London WC1H 8NJ
30 2013

September

Dear Mr Thuairé,

**The Water House, Millfield Lane, Highgate N6
Applications No 2011/4390/P and 4392/C**

I am writing on behalf of the Highgate Society to register our objection to this application.

We regard the proposed house as an unsuitable over-development on this extremely sensitive site located within the Highgate Conservation Area, designated as Private Open Space and overlooking the Metropolitan Open Land of Hampstead Heath. We are very concerned about the impact of the proposed double-storey basement on the hydrology and ecology of the neighbourhood and particularly on the Hampstead Heath Bird Sanctuary and Ladies' Bathing ponds, since we understand that the proposed basement sits astride a known underground watercourse which feeds into a natural pond on the adjacent site and thence into the Bird Sanctuary Pond.

While the developers acknowledge the 'sensitive hydrology' of the site and the need for 'mitigating measures', their proposals for a double-storey basement will inevitably have a major impact on water flows onto the Heath, and on both known and as yet undetected underground watercourses and springs, which we are concerned to note that they acknowledge may be 'possibly' there. The language of their application, admitting the need for 'further investigation of hydrology', talking of 'approximate', and promising further monitoring, makes clear that there is major uncertainty about the effect of so large a basement construction, and given the known complexity of the local geology and hydrology and the increasing reports we are receiving throughout the area of adverse impacts from basement construction on neighbouring properties and land, such a superficial assessment of the potential problems is entirely unacceptable and the application should be refused on these

grounds alone.

Recent events at the top of the hill, where basements in the Grove have been flooded after basement construction at Withanhurst, in spite of a supposedly favourable hydrological assessment, counsel caution. Despite assurances in the hydrological report for the nearby Fitzroy Farm Development, that sufficient precautions had been taken to avoid any pollution incidents from the site into the Heath ponds system, there were in fact two such incidents. This cannot be allowed to occur again, but it is clear that the developers are not in a position to give satisfactory assurances that there will be no adverse impacts on neighbouring properties or on the Highgate Chain of Ponds on Hampstead Heath.

We understand that the Fitzroy Park Residents Association have commissioned an expert hydrological and geological report which addresses the issues of ground water flow and impact on adjacent properties in great detail.

such works, to facilitate a private development, would be incompatible with the 1871 Heath Act, and cause permanent damage to the roots of trees and the natural surroundings of Millfield Lane through the compaction of the roadway, which is not made up, and the inevitable leaching of oil from these vehicles into the Bird Sanctuary Pond.

The Society is opposed to the use of Millfield Lane by construction traffic, with the removal of many tons of spoil and consequent employment of large numbers of the heaviest goods vehicles. Any use of HGVs will cause lasting damage to the trees which line the Lane, from compaction of their root systems, the apparent necessity to cut back branches on Heath Land – clearly prohibited by the 1871 Hampstead Heath Act – and from leaching of oil etc. from the vehicles into the unmade road surface and thereby into the Heath ecosystem. The experiment of taking an HGV along the lane (viewable on YouTube at MILLFIELD LANE HGV) makes the difficulties clear and suggests that it would be impossible to turn such vehicles around without damage to the Heath, and that such vehicles cannot manoeuvre onto and off of the site without using the entrance area to the Ladies' Bathing Pond, and cannot use this part of the Lane without seriously hindering the public's use of this popular and heavily-used pedestrian and cycling route into, and a part of, Hampstead Heath. While the nature of tenure of the land allows residents on the eastern side of Millfield Lane reasonable access to their properties from the Lane, we consider that such usage will lead to a level of damage and infringement of public rights of way which cannot be considered 'reasonable'.

The applications propose replacing an existing house of 5,500 sq ft by an edifice twice that size, at 11,000 sq. ft. and more than doubling the footprint to 34 percent of the site, excluding any hard standing. This land is designated as Private Open Space within a Conservation Area designated, among other things, for its green and open quality and large gardens, and because it immediately abuts the Metropolitan Open Land of Hampstead Heath. In such a sensitive context, this would be significant over-development, and would set a highly damaging precedent for more intensive development on the slopes constituting the fringes of Hampstead Heath which would threaten and irreparably damage the amenities of what is one of London's most important open spaces.

For all these reasons, we urge Camden to reject these applications.

Yours sincerely,

Martin Adeney
For Highgate Society Environment Committee.

Dike, Darlene

From: Margaret Rich [REDACTED]
Sent: 30 September 2013 18:02
To: Planning
Subject: planning application 2011/4390/P
Follow Up Flag: Follow up
Flag Status: Orange
Water House

I am writing to object to this Planning Application for the Water House. I am a member of the Kenwood Ladies Pond Association, and an allotment holder at Fitzroy Park so have first hand experience of the disruption caused by heavy vehicles on Millfield Lane and Merton Lane, making access very difficult, if not impossible.

I sincerely hope that the objections of those people using the two lanes will be properly considered.

Margaret Rich

Dike, Darlene

From: John Kennedy [REDACTED]
Sent: 30 September 2013 19:38
To: Planning
Cc: [REDACTED]
Subject: water house millfield lane n6 -2011/4390/p & 2011/4392/C

Follow Up Flag: Follow up
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I live less than 50 yards from this property

I am writing to object to this latest planning application for the following reasons :

- 1- it is ridiculous to want to double the mass and bulk of the house
- 2- the increased footprint is not appropriate for this site on the edge of hampstead Heath
- 3- the impact on trees ,flooding and the local ecology generally
- 4- the risk to pedestrianised millfield lane from excessive traffic
- 5- the risk of damage to the bird sanctuary pond

Sent by john kennedy

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Dike, Darlene

From: Benjamin Franks [REDACTED]
Sent: 30 September 2013 20:42
To: Planning
Subject: Objection to works at Millfieldlane

Follow Up Flag: Follow up

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To whom it may concern:

I would like to register my objection to the proposed works, Planning references: **2011/4390/P & 2011/4392/C**

I have used this area for many years and hope that my daughters will continue to in their lifetime.

Please acknowledge receipt of this email

Kind Regards

Benjamin Franks
[REDACTED]