



22nd May 2011

Elizabeth Beaumont
Development Control
Planning Services
London Borough of Camden ,
Town Hall
Argyle Street
London WC1H 8ND

By post and by email to env.devcon@camden.gov.uk

Dear Ms Beaumont

53 Fitzroy Park, London N6 6JA
Planning Applications 2011/1682/P and 2011/1686/C

I have lived in Fitzroy Park since 1992.

I have read the Applicant's documents registered with your department as well as documents commissioned or prepared by owners of properties immediately neighbouring no 53 and also by Fitzroy Park Residents' Association

I write to record my **objections** to both the above numbered applications

Scale of construction , including basement

From the calculations I have been shown , the Applicant proposes demolition of the current house and construction of a four storey property that includes a basement and sub-basement swimming pool and that, in order to achieve this, the Applicant is proposing digging down approximately 8.5m (approx 27 feet) from road level and to increase the current footprint by a factor of two and a half times.

I consider this to be of such a scale as to cause catastrophic damage to the area , and without any concern to the effect on neighbouring properties.

Impact on local hydrology

I am aware, from professional advice provided by Haycock Associates, that

- ground water flows would be detrimentally affected by the basement construction
- the combined site data has proved that not one but two distinct ground water flows are present
- the high level "perched" water table supplies the pond grounds of 55 Fitzroy Park (and the Bird Sanctuary Pond). Also there is a deep level ground water flow at 8/3m below that feeds the Highgate chain of ponds downstream. I understand that the Applicant has failed to acknowledge the significance of either flow and their relationship with either of these existing ponds and impact should current flows be interrupted.
- there is significant risk of devastating and lasting damage to the ecology of the ponds, as well as flooding and damage to neighbouring properties and to the road

Risk of subsidence of the road in Fitzroy Park

Equally of concern is my understanding that the Applicant and his consultants appear to totally ignore recent data demonstrating that the road and services, together with properties upstream of the site, are in serious risk of subsidence should construction of the basement be permitted.

Arboreal impact

I understand that the proposal would require 64% of all trees on site to be felled, and thereby it fails to take account of arboreal impact not only to trees on site but also on neighbouring properties, namely the risk, if not likelihood, that many of the trees and gardens of neighbouring properties will be affected by changes in ground water flow and the direct consequences of the construction process and post-construction impact.

The special nature of Fitzroy Park and its proximity to Open Spaces/ Hampstead Heath

Those who have the good fortune to own properties in Fitzroy Park also have responsibilities. No 53 is within the Highgate Conservation Area and close to Hampstead Heath. This is a very special area enjoyed, not only by those privileged to be able to live here, but also by the many who walk along Fitzroy Park to access and walk on the Heath, to enjoy the nature ponds, to swim, etc

Those who have owned, constructed or extended properties in Fitzroy Park have, almost without exception, understood the significance of the area and striven to maintain a balance between the building and its plot, between construction and nature. It seems to me that the Applicant has less regard for the area than his desire to construct to maximum capacity.

I also refer to the recent Athlone House ruling and what I understand to be Camden policy that a "new building should be similar in scale to that which it replaces".

I submit that were planning permission to be granted, the effect would be to seriously damage the openness of this part of the Highgate Conservation Area and permanently devalue the character of this unique area.

Inadequacy of the Applicant's Construction Management Plan

I am aware that you will be receiving a letter from Harley Atkinson of Dancers End, Fitzroy Park on behalf of Fitzroy Park Residents' Association, of which I am a member. I am in complete agreement with Mr Atkinson's detailed objections and concerns, which I cannot improve upon, and therefore in order to save both you, and me, time I adopt them as my own.

