

**THE BOARD OF DIRECTORS, SPIRALINE**  
OWNER OF THE FREEHOLD AND RESPONSIBLE FOR THE MANAGEMENT OF  
**WEST HILL COURT**  
**MILLFIELD LANE**  
**N6 6JJ**

Registered company 1394389

Jonathan Markwell  
Camden Regeneration and Planning  
Development Management  
LB Camden  
Town Hall, Judd St, WC1H 8ND

28 August 2014

Dear Jonathan Markwell,

We write with reference to your letter of 8<sup>th</sup> July, requesting comments on Planning Application Ref: 2014/4332/P. We understand that the 21 day formal consultation period has elapsed, but are sending you our comments on the basis that, as you state in your letter, comments may be sent until the final decision is made.

The freehold of West Hill Court, Millfield Lane, is owned by a limited company, Spiruline, in which each lessee at the property has an equal share. The shareholder lessees elect a Board of Directors, which manages the property through the West Hill Court Management Committee. These comments have been drawn up by two of the lessees of West Hill Court, who, over the past year, have represented the interests of the property, on behalf of the West Hill Court Management Committee, on the City of London's Ponds Project Stakeholder Group.

West Hill Court is likely to be significantly affected by the Works as the perimeter of our property runs along the back of Highgate No 1 Pond. The property overlooks the Pond and the Heath and both its chains of ponds are hugely important to all our residents. West Hill Court is located off Millfield Lane, which is a major route for access to the Heath by car and bike and on foot. Our residents have concerns about the impact of the Ponds Project on the environment and amenity of the Heath, in particular on the tree and bird life, on the fishing and swimming and on access to the Heath which many cross on a daily basis for work, school, etc. They are also concerned about the impact of works traffic on Millfield Lane for the duration of the project.

The Board of Directors accepts the need for some remedial work on the dams to strengthen and protect them from overtopping and erosion. Like many commentators, of course, we have been concerned about the scale of the proposed works, particularly the height of the dams on the Highgate chain. However we also understand, given the many recent reports on the impact of climate change - and flash floods in particular - and the hydrology and other scientific reports commissioned by the City of London, that this is not an application that can be assessed simply on the basis of whether people like the idea of it or not.

We have been impressed by the City of London's consultation process and by the thoughtful detail on the plans for preserving and in some instances improving the ecological amenity of the area and for minimising the disruption to Heath users and the impact of works traffic. But we feel that neither we, nor the many opponents of the project, have the expertise to assess the science on which the City of London has based its decisions. Furthermore we do not have the technical knowledge to evaluate the engineering calculations and approaches that underpin the current plans.

Given the significance of the proposed Works, we strongly feel that the Camden Planning application process should include, first and foremost, an independent examination of the scientific rationale for the Works, and secondly, a thorough, again independent, assessment of the engineering calculations and approach that have been developed to implement them.

We therefore strongly urge LB Camden to put due resources into ensuring a rigorous and transparent process of scientific scrutiny, and ask that this be made the basis for your decision. Without such independent scrutiny, there will continue to be a lack of mutual confidence and understanding and factional arguments about different aspects of the proposals and their implementation.

Opponents to the Works have made considerable efforts to bring influence to bear, but this is not a planning application decision that should be made on the basis of emotion, nor be determined by the loudest voices.



Armorer Wason (Director)  
pp. Sheila Macrae (Chair)  
pp. Bob Wellburn (Director)  
pp. Robert Froomburg (Director)

The West Hill Court Management Committee  
Board of Directors, Spiraline