

3 January 2015

Charles Thuairie
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Regeneration and Planning
Camden Town Hall
5 Pancras Square
London N1C 4AG

Dear Charles Thuairie

2014/3517/P, 6 Highgate Road, NW5 – Revision

Revised extension changed to: **Demolition of two-storey building and erection of three-storeys + mansard**

The scope of proposal has been revised to include demolition of the entire building with a **new online deadline for commenting of 8 January 2015**. The Members' Briefing pack (MBP) has already been prepared. In the light of the above, the following further objections/comments - **request to amend Draft Decision letter**.

- 1. Demolition/Construction Management Plan - add condition?**
This Highgate Road site has no external space for skip or construction material storage. There is very restricted access. (An 'open area' to the rear, still misleadingly annotated on the location plan, is not in ownership of the applicant. The photo "Rear wing of application site" also shows it is part built up.)
Existing traffic management measures restricts construction access.
A requirement for a CMP seems appropriate. The following are the constraints:

 - The building sits a few yards from a busy Kentish Town traffic junction with pedestrian crossing. There is a bus stop immediately in front within a bus lane (M-F 7-10 and 4-7 and Sat 10-7) with double yellow lines and kerb blips. There is also railing along the pavement that runs to the junction (photo 'front elevation'). This bus stop is much used at traffic congested rush hour periods by people alighting early to walk to Kentish Town Station.
 - Fortress Walk and Fortress Road also have double yellow line with kerb blip restrictions. The Fire station is nearby; Fortress Walk takes the below Hampstead Heath west/east over 7.5 tonne B518 and through traffic to the A400 (A1, (M1). The C2 and 214 northbound busses also loop around this 'triangle' when their routes are truncated at Kentish Town.
 - Construction work is scheduled for shopfront and fitting out of 12 Highgate Road ground floor corner unit facing Fortress Walk/Fortress Road, if consent was granted for a proposed supermarket.
- 2. Solar panels/Setting listed buildings – add condition/informative?**
The Delegated Report states (Revision R1 consultation) that these are not now proposed (see Drwg: SSC 1000/PL02). If the applicant is able to provide applied panels at a future date under Permitted Development can this be disallowed by Condition. It is important not to raise the roof height further and also not mar the roof profile due to the special setting.
(Solar catchment provision can alternatively be encouraged in tile form integral with slates.)
- 3. Waste/recycling storage – proposed Informative 8 - please amend**
The informative refers to 'adequate internal and external storage ...'. There is no 'external' space available to maisonette. As has been mentioned by another consultee, there is a recurring problem with dumping of waste on pavement. Please include more detailed informatives; see those listed in Decision Letter numbered 2, 3 and 4 of 2011/3807/P further up in Highgate Road.

Yours sincerely



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