

10A South Grove. London N6 6BS

3 March, 2015

Mr Gideon Whittingham

East Area Team

Planning and Regeneration

London Borough of Camden

Town Hall

Argyle Street

London WC1H 8EQ

**By email**

Dear Mr Whittingham,

On behalf of the Highgate Society, I would like to bring your attention to the following specific concerns we have regarding the current Planning Application for **53 Fitzroy Park, 2015/0441/P**.

Design and Heritage

1. The present proposal is not in accordance with London Plan 2011 Policy 7.8, in that it is not sympathetic to the heritage asset (Fitzroy Open Space within the Highgate Conservation Area) in its form, scale, materials or architectural detail.
2. All design aspects of the proposed house – form, style, scale, bulk, materials – are out of keeping with the environs of the Fitzroy Open Space, which is a semi-rural, verdant area of large but unmistakeably residential properties.
3. Barnwell Manor Wind Energy Ltd v East Northants District Council [2014] EWCA Civ 137 is of critical importance in that it stipulated that only in the case of ***significant public benefit*** could any damage – not merely substantial damage – to a heritage asset be justified.

Landscaping and Environment

1. The proposed boundary treatment creates too forcible a segregation of the house from the streetscape, irrespective of the materials employed; the effect is thus one of a large and heavily guarded mansion wholly divorced from its setting.
2. The foliate screening proposed to disguise the gross increase in bulk at the first floor level is insufficient in terms of predicted growth heights and chosen specimens.

Excavation and Amenity Issues

We are particularly concerned by the level of development implicit in this scheme, given the very restricted and narrow access of the private Fitzroy Park roadway.

1. The degree and duration of disruption which will be caused by such an enormous project to all concerned parties – neighbours, allotment holders, Bowling Club members, pedestrians, cyclists, Heath and ponds users – is not acceptable simply for the benefit of a single individual.
2. The CTMP provided does not address the inevitable road damage which will be caused by the requisite volume of HGVs, nor is there mention in any of the supporting documents of a procedure to deal with the likely damage to the pipes and drainage systems lying beneath the road.
3. Footfall along Fitzroy Park is continuous throughout the day; suggestions that construction traffic will be halted each time a pedestrian is en route are not credible and we believe that in actuality, the road will be closed to *all* users – vehicular and pedestrian – during large portions of the day in order to accommodate the site traffic.

In advance of submission of our formal comments on the application, I invite you to clarify by return email that the above issues are at the forefront of the decision making process.

Yours sincerely,

TR Blackshaw

Highgate Society Planning Group

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