1 Fitzroy Close

Fitzroy Park

London

N6 6JT

Mr Gideon Whittingham

Development Control Planning Services

London Borough of Camden

Gideon.whittingham@camden.gov.uk

Dear Mr Whittingham

**Application reference 2015/0441/P - 53 Fitzroy Park N6 6JA**

I live directly opposite the applicant’s site at 53 Fitzroy Park and I am writing to object to the application for the reasons below.

I would hope that an application for a 10,000 sq ft property (unbuildable in the location) on the site of a 3,000 sq ft property bordering and directly impacting Hampstead Heath, destroying mature trees and negatively impacting the popular pedestrian route leading from Highgate Ponds through to Highgate Village should be enough to throw out the application.

**Location**

* The site is in the Highgate Conservation area and part of the designated ‘Fitzroy Open Space’. This application shows no regard for these.
* As part of the conservation area the trees are protected.
* Fitzroy Park borders Hampstead Heath and used by walkers as an extension of the Heath amenity. Over development of the site will destroy the protected amenity.
* You will see from the attached photographs the semi rural outlook that we enjoy currently which will be destroyed by the huge mass of the proposed property.
* Any negative impact on the biodiversity, open outlook, break in the built up environment will be against policy.
* Core strategy (Para 15.6) makes reference to redevelopment being proportionate to the existing. It is worth repeating that this proposal is three times the size of the original.
* The extra height of the property will have a massive negative impact on houses opposite and on the protected street scene. Currently there is a small first floor over part of the property. The extra height proposed will be across the whole building, filling the majority of the street frontage and changing the outlook and the environment completely.
* There is a proposal for a lit perforated lift shaft is completely out of kilter with plans to protect the fringes of the Heath.

**Construction**

* Fitzroy Park is a private road which does not have foundations and we are advised will not survive the impact for all the HGV movements. This applies to the number of HGV movements put forward in the CMP let alone the 1000 + HGV journeys that we have been advised is closer the reality. Obviously movements are x2 allowing for the return journey.
* The Residents Association (FPRA) have commissioned a review of the CMP – the report highlights the significant failings of the application and should also render this application unacceptable.
* The engineering and hydrology analysis from Alan Baxter Associates commissioned by the FPRA has also found significant failings in the application. Both of these reports are being submitted as part of the neighbours opposition to the application.

**Planning Application Process**

* Please note that the application has not had notices put up by the property so therefore has not been advertised as per procedure.
* Relevant neighbours have not been formally notified by the Council.
* The applicant’s representatives say in the application that the neighbours have been consulted. This is disingenuous to say the least as they merely came to see residents of Ashridge, Sunbury and 1 Fitzroy Close to tell us what they would be doing without compromise. Any inference of local support is not true. They would not make any concessions and actually told us that their client WOULD get what they wanted. The actual applicant was not available to meet.
* The proposed basement depth of 27 feet means it is likely that the road will collapse. In the event that permission is granted please notify Camden’s insurers of this advance warning of damage to road, services, local hydrology and neighbouring properties.
* The artist’s impressions in the applicant’s proposal are completely misleading and the photographs attached (that are not edited unlike the applicants) show the reality and the negative impact that the proposed house would make on the local area. I would hope a site visit is made by the relevant officers of the Council and would be very happy to provide access from my address.

In conclusion the application should be rejected due to the overdevelopment of the site in a protected area, the impact on the local natural environment and trees, the flawed construction plan and the impact on the open space bordering Hampstead Heath.

I look forward to hearing from you.

Yours sincerely,

Ciara Rowe