

## North London Bowling Club

Founded 1891

Fitzroy Park, Highgate, London N6 6HT Tel: 0208 340 2038

[www.northlondonbowlingclub.co.uk](http://www.northlondonbowlingclub.co.uk)

Affiliated to Bowls England, MCBA, MCWBA, L&SCBA, NL&DWBA, F&DBA

Registered Charity No.1059775

From the President and Chairman of Trustees: **Tony Kerpel MBE**  
13B Downside Crescent, London NW3 2AN Tel/Fax: [REDACTED]

Gideon Whittingham, Case Officer  
Planning Department  
London Borough of Camden  
5, Pancras Square, London N1C 4AG

20 March 2015

Dear Mr. Whittingham,

### **Proposed development at 53 Fitzroy Park, N6 6JA - Ref: 2015/0441/P**

I am writing to register the Bowling Club's deep concern about aspects of this proposed development. Although the Bowling Club was not notified as a neighbouring property we are nevertheless within sufficient proximity to be severely affected by it.

We are particularly concerned about the effect which construction would have on access to the Club.

We believe that the extent of the deep basement and foundation works proposed for this redevelopment poses a real threat to the stability of the Fitzroy Park road.

In addition, although not related to this particular proposal, our property is suffering the direct consequences of the way in which neighbouring **basement constructions** affect the local hydrology and water drainage courses. Two areas of the bowling club, hitherto dry, have over the past two years become subject to waterlogging.

We also believe that the arrangements for controlling lorry traffic to and from the site along Fitzroy Park, as outlined in the applicant's CMP, seriously underestimate the disruption which will be caused not only to residents, but also to the many members and visitors who come to the Bowling Club.

You will no doubt be aware that when the redevelopment of Fitzroy Farm N6 6HT was first proposed by its former owner the project failed in 2009 because of the insurmountable problems associated with accessing the site to construct a house for which Camden Council had given planning permission.

Camden should not disregard serious construction management concerns and I hope you will require the applicants to reconsider their plans in order to meet these concerns.

Yours sincerely

