



Dear Sir/Madam

We would like to raise serious objections to the massive scale of the project to develop 53 Fitzroy Park.

The scale of the proposed building is completely out of proportion with the plot of land. I would refer you back to earlier decision to scale back the original plans for 1 Fitzroy Close, which had to be scaled back before approval was granted.

Access to the site is severely problematic. The proposed number of 1059 HGV journeys up a narrow road, with a very difficult turning circle on to the site, will mean that Fitzroy Close is inaccessible for a number of hours every day over a period of 2 years, with all the implies for Public health and Safety – has that been fully considered?

This road is one which is used by a large number of people from outside the area who enjoy walking and taking advantage of the Heath at the end of the road. This ongoing disruption will cause problems not only for the people in the immediate area but also those who enjoy an outdoor life in London.

This is a massive project and there are unrealistic estimates of the number of ancillary vehicles need on site during the “fitting out” stage. Only five a day sounds to be as gross underestimate.

We consider that the disruption to the neighbourhood, combined with the damage to the road, and the longer term damage to character of Fitzroy Park (with all that it implies in terms of precedent for turning a semi-rural area into one where houses are constructed cheek-by-jowl in a manner more in keeping with a full urban environment), mean that this project needs to be severely cut back in scale before approval.

Yours faithfully,
Lyn Fry.

Bernard Carnell

1 The Hexagon
Fitzroy Park
Highgate
London N6 6HR



1st July 2015

Development Management Team
London Borough of Camden ,
Town Hall
Judd Street
London WC1H 9JE

By email to planning @camden.gov.uk

Dear Sirs

53 Fitzroy Park , London N6 6JA
Planning Application 2015/0441/P
Associated Ref : 2014/5366/PRE

My wife and I have lived in Fitzroy Park since 1992.

I wrote to you on 3rd March with our **objections** to the original application. Having considered the revised application I write to advise that our **objections** remain

Scale of construction , including basement

The Applicant proposes the demolition of the current house and construction of a property , including a significant basement, that would increase the current building by an approximate factor of three..

We consider this to be of such a scale as to cause catastrophic damage to the area , and without any concern to the effect on neighbouring properties.

Impact on local hydrology

We submit that

- ground water flows would be detrimentally affected by the basement construction

- the high level “perched” water table supplies the pond grounds of 55 Fitzroy Park (and the Bird Sanctuary Pond). Also there is a deep level ground water flow at 8/9m below that feeds the Highgate chain of ponds downstream.
- there is significant risk of devastating and lasting damage to the ecology of the ponds , as well as flooding and damage to neighbouring properties and to the road

Risk of subsidence of the road in Fitzroy Park

Equally of concern is that the road and services, together with properties upstream of the site, are in serious risk of subsidence should construction of the basement be permitted .

Arborial impact

We understand that the proposal would also require a significant number of trees on site to be felled . We submit that the Applicant should not be permitted to disregard or ignore the arborial impact not only to trees on site but also on neighbouring properties and the risk , if not likelihood , that many of the trees and gardens of neighbouring properties will be affected by changes in ground water flow and the direct consequences of the construction process and post-construction impact.

The special nature of Fitzroy Park and it’s proximity to Open Spaces/ Hampstead Heath

Those who have the good fortune to own properties in Fitzroy Park also have responsibilities . No 53 is within the Highgate Conservation Area and close to Hampstead Heath. This is a very special area enjoyed not only by those privileged to be able to live here but also by the many who walk along Fitzroy Park to access and walk on the Heath , to enjoy the nature ponds , to swim , etc

Those who own , construct or extend properties in Fitzroy Park should understand and respect the significance of the area and maintain the balance between a building and its plot , between construction and nature. It seems to me that the Applicant has less regard for the area than his desire to construct to maximum capacity .

We submit that, were planning permission to be granted, the effect would be to seriously damage the openness of this part of the Highgate Conservation Area and permanently devalue the character of this unique area.

Yours faithfully,

Bernard and Liz Carnell