

The Fitzroy Park Residents' Association

Please reply to: Dancers End
Fitzroy Park
Highgate
London
N6 6HT



5th July 2016

Mr Raymond Yeung
Planning Services
2nd Floor
5 St Pancras Square
London N1

Dear Mr Yeung

RE: 2016/2992/P – 2 FITZROY CLOSE, LONDON N6

Dear Mr Yeung

I am writing to you today in my capacity as Chair of the Fitzroy Park Residents Association with regard to the above application. If you are not the Planning Officer assigned to this case, then I would be grateful if you could please let me know who is handling this Application. Thank you.

In case you are not familiar with the local area, Fitzroy Park is a privately owned, single carriage road serving 70 households. Fitzroy Close is a cul-de-sac off the southern section of Fitzroy Park. The area is within the Highgate Conservation Area with relatively modest plot build ratios in keeping with a verdant area adjacent to Hampstead Heath.

FPRA is primarily responsible for the maintenance of the road, verges, drains and services for Fitzroy Park ensuring that they remain in a good state of repair, but it also acts on behalf of Residents in any matter affecting the surrounding environment.

Having now reviewed the Application I would be grateful if you could please clarify the following points as detailed overleaf:

i. DRAFT CTMP

It is noted that the Application does not include a draft CTMP.

Whilst the proposals do not include a basement, the extension represents a significant building project to the side, which follows on from a successful planning application to add an additional story to the house, currently under construction. These additional works will inevitably create further HGV/LGV traffic that must be taken into account with other local development projects in order for the Council to assess the cumulative impact on the road and residents' amenity.

In this instance, there is a very significant redevelopment with substantial basement that has recently been granted planning permission. HGV movements have conservatively been estimated in the region of 3,000, of which over 700 are concrete deliveries. This site is located directly opposite the entrance of Fitzroy Close at 53 Fitzroy Park. Planning Ref: 2015/0441/P.

Furthermore, a substantial demolition project and redevelopment with basement at 4 The Hexagon, another very narrow cul-de-sac off Fitzroy Park, has just been registered with the Council. Planning Ref: 2016/3252/P. Their CTMP estimates 1000 lorry movements along the southern section of Fitzroy Park, a route that runs past both Fitzroy Close and 53 Fitzroy Park.

Given these cumulative HGV and LGV movements coupled with very limited access, I would be grateful if you could please involve Steve Cardno, Chief Transport Officer, to discuss exactly how the Council intends to mitigate these three developments, all potentially being built at the same time.

Because the road is not a public highway, it is common practice for Residents undertaking such works to produce a draft CTMP detailing HGV numbers, movements and loading, together with LGV numbers. In the event that the Application is successful they thereafter enter into a financial bond with FPRA to cover any wear and tear or damage to the carriageway and verges. You can verify this with Stuart Minty.

We would therefore request, that should the Council be disposed to grant planning permission, we would ask that a condition is included that requires the Applicant to produce a CTMP with mitigation measures for how exactly their works will interface with other development projects in the vicinity. We would also request that this condition requires the Applicant to enter into an appropriate financial bond with FPRA;

ii. ARBORICULTURAL QUERY

I understand a substantial Oak tree was felled in spring 2012 because of underpinning works to the property, where the side extension footprint is now proposed. Please can you ask your arboricultural team to confirm the terms of this permission; and

iii. SITE DEVELOPMENT RATIOS

We also note that this Application does not include any comparative data on existing build-plot ratios vs the proposed build-plot ratio for this site. Whilst we understand that each Application is determined on a case-by-case basis, there is considerable concern locally that incremental increases in footprint, as proposed here, are resulting in a cumulative loss of amenity for the area, with plot-build ratios of development sites of circa 40%, rather than 30% for existing neighbouring properties.

Given their importance, can you please obtain these ratios from Witcher Crawford Architects so that this information can be taken into account in determining this case.

I would be grateful if you could please reply to these enquiries, put to you on behalf of the residents of Fitzroy Park, directly to me at [REDACTED] and copy in Harley Atkinson at [REDACTED]

With regards

[REDACTED]

Karen Beare – Chair
For and on behalf of FPRA Committee