

From: Coline McConville [REDACTED]
Sent: 24 November 2016 20:24
To: Planning
Subject: For the attention of Ms Kate Phillips, thank you

Re: 2016/3252/P

4 The Hexagon

Dear Kate,

I live at 8A Fitzroy Park, N6 6HP, up the top end off the hill in Fitzroy Park from The Hexagon.

I object to the proposed development of 4 The Hexagon as being an overdevelopment of the site in relation to the context in Fitzroy Park and I also object in relation to the access that would be needed to develop this very particular site to the extent that is being proposed.


The number of HGV movements and concrete lorry movements that will be required access into Fitzroy Park, and then within Fitzroy Park, into the particular site at 4 The Hexagon, is simply too overwhelming.

I understand that there are proposals to use smaller HGV's and smaller concrete lorries, but experience shows that such smaller vehicles may or may not be available on any given day during what will be an extended construction period. The use of the proposed vehicles will cause substantial and permanent damage to Fitzroy Park and The Hexagon in terms of the road and its substructure, as well as trees and other valuable greenery in Fitzroy Park and The Hexagon.

I understand that the proposed developers of 4 The Hexagon do NOT have prescriptive rights to access the site via the Grove end of Fitzroy Park as houses down the Hexagon end of Fitzroy Park were originally built using access through Merton Lane. Hopefully you and other relevant officers have visited Fitzroy Park and seen first hand that the road does not accommodate huge numbers of heavy and large HGV's and concrete lorries. It is a small, narrow, privately owned road, the upkeep and maintenance of which is paid for privately by us, the owners and residents. The annual cost of looking after the road and hedges and verges and trees is very substantial. But perhaps more importantly, the top end of Fitzroy Park where I live, and which is accessed via The Grove, is very steep and has a very sharp blind bend right outside the properties at number 8 and number 8a (my property). This sharp, blind bend with a difficult adverse camber is already a moderate hazard for motorists. For HGV's and concrete lorries it is extremely dangerous. Not only would the proposed volume and size of lorries dramatically reduce the amenity of the road, it would introduce a substantial risk factor to use of the road. Like many families who live on or regularly use Fitzroy Park as it runs between the Heath and Highgate Village, we have young children and dogs. The road is used extensively by pedestrians, families with children and dogs, walkers and cyclists. The proposed number and size of HGV's poses a huge and unacceptable risk to users of Fitzroy Park, including myself and my own children and dogs. The sharp blind corner with adverse camber right outside my house and poses a huge risk if

there is to be heavy commercial traffic by very large, heavy vehicles. Especially in winter, but also in heavy rain, this corner becomes very slippery as it is so steep and suffers the adverse camber.

Could I please ask you to review this planning application again and also visit the site and Fitzroy Park. I am very happy to meet with you. I do hope that the you and your colleagues will appreciate my concerns. In any event, I do not give permission for the use of the road outside my house for this purpose and legally, the title to the half of the road out to the mid point of the road is on my title.

Please do not hesitate to contact me: 

Yours sincerely,
Coline McConville