



10A SOUTH GROVE
HIGHGATE
LONDON
N6 6BS

Kristina Smith
Planning Solutions Team
Camden Town Hall Extension
Argyle St
London WC1H 8EQ

1st February, 2017

By email only

Dear Ms Smith,

RE: Planning Application Reference 2016/6844/P and 2016/6977/P – 5 Fitzroy Close, London N6

On behalf of the Highgate Society, I would like to submit the following comments on above two applications. The society feels that it is very important that the combined effect of both applications is taken into account.

Principle of development

The applicant refers to these as identical applications to ones (ref 2012/5789/P & 2013/1616/P) that have previously been granted consent, however those consents have both lapsed. As planning approval is not conferred in perpetuity, there is an inherent risk in not implementing a consent that policy will change in the intervening period.

Material considerations regarding the proposed design ref 2016/6844/P

1. The large scale sections and elevations provided omit the boundaries so it is difficult to see the relationship with neighbouring gardens and respective levels. From the smaller scale section BB it appears that the new balcony is higher than the boundary wall and very close to it.
2. Unacceptable overlooking of neighbours' gardens from roof terraces and first floor balcony. Previous approved scheme had concrete bench at roof level to protect the privacy of no3 Fitzroy Close but that is no longer shown. The new master bedroom balcony appears to look directly into the garden of 10 Fitzroy Park from a very close distance.
3. Large glazed box at roof level directly overlooking tennis court of 10 Fitzroy Park will be overbearing. This looks like the press box at Lords cricket ground but without the finesse. The smaller scale section AA has not been updated to show the neighbours tennis court, it appears as quite a steep hillside. This section needs to be updated to reflect the current situation.
4. The existing house is already very large for its site and the continual applications to develop the site further are a gross overdevelopment.

5. The quiet, unassuming dark brick with low eaves and shallow pitched roofs of the existing house blends into the landscape. The proposed render (colour ref given is unknown) and strange cornet shaped feature have been designed to deliberately stand out, literally "blowing their own trumpet". This has enormous potential to be a terrible eyesore. The only saving grace is the number of trees that help to hide it from view but the pool building proposal ref 2016/6977/P threatens the trees nearby.
6. This design already appears dated since it was originally designed nearly 10 years ago. It is not a quality piece of architecture. It perhaps wants to be like the Lawns house in South Grove Highgate by Eldridge Smerin but does not have the simple elegance of materials or proportions. Just taking out the glazing bars from the existing openings does not make for well proportioned windows. The drawings state that the window frames will all be "steel framed" and this needs to be clarified. The overall effect is of ill considered and ugly elevations.

Material considerations regarding the proposed design ref 2016/6977/P

1. Whilst a pool building was previously granted approval at appeal, there were conditions attached regarding light spillage and the treatment of the green roof.
2. The roof design has now changed to curved plastic and there are no baffles or louvres shown to cut out light spillage. The wall lights are specified to shine downwards but a fair proportion of this light will just reflect back up. Further detail should be provided needed.
3. The green roof is now just over the changing room at one end so the argument put forward at the appeal, that this in some way replaced lost greenery is no longer true.
4. The wall to no3 Fitzroy Close is already over 2m high and the proposal is to add a further 1.22m height. This is surely overbearing and should be unacceptable to the neighbours.
5. The changing room and wc building against the boundary will affect the root protection areas of the substantial trees including mature Lombardy poplars nearby in the garden of 10 Fitzroy Park.
6. The design is completely at odds to the above application and neither is in keeping with the quality to be expected in a conservation area. If such a redevelopment is envisaged then there should be a comprehensive scheme prepared that deals with both the house and the pool to create a more elegant and fitting solution.

On the basis of the above, therefore, the Highgate Society strongly objects to these two applications to remodel this dwelling at 5 Fitzroy Close on the grounds that they will cause substantial and irreparable harm to the Conservation Area.

Yours sincerely,



David Richmond,
Highgate Society Planning Group

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