



10A SOUTH GROVE
HIGHGATE
LONDON
N6 6BS

Kristina Smith
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Argyle St
London WC1H 8EQ

24th April, 2017

By email only

Dear Ms Smith,

RE: Planning Application Reference 2017/1845/P and 2017/1853/P – 5 Fitzroy Close, London N6

On behalf of the Highgate Society, I would like to submit the following comments on the above two applications. The Society feels that it is very important that the combined effect of both applications is taken into account. There seems to be a trend developing amongst shrewd applicants of dividing their proposals into two or more smaller applications, each of which on its own might appear acceptable but when both are implemented the result might be wholly unacceptable. We feel that the Council should insist on one overall application in such cases so that the combined effect can be understood and also so that any CIL liability is duly paid. It appears in this case that each application is just less than 100sqm but combined they would be liable for CIL.

Principle of development

The applicant has made, over the last decade or more, a number of applications for this site, none of which has been implemented. The latest to gain approval is 2016/6977/P which was an identical proposal for a pool enclosure which had previously been granted consent but has since lapsed. The other application 2016/6844/P that had previously been granted but since lapsed, is recommended for approval but is still under consideration. I trust that the owners of 3 Fitzroy Close and 10 Fitzroy Park have been notified of these current applications. 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. That is the case in this instance where the NPPF was published in March 2012 and the London Plan latest revision was in March 2016.

Material considerations regarding the proposed design ref 2017/1845/P

1. The large scale section and elevations provided do not show any of the context so it is difficult to see the relationship with neighbouring gardens and the respective levels.
2. Unacceptable overlooking of neighbours' gardens from roof terraces. Previous approved scheme had concrete bench at roof level to protect the privacy of no3 Fitzroy Close and that has been changed to a planter bed. The solid parapet walls will also improve the issue of

overlooking of no3 but of equal concern is the overlooking of 10 Fitzroy Park, both the house and the pool which are set on higher ground and are level with these new roof terraces.

3. Large glazed windows and glass balustrade to the balcony at roof level directly overlooking the tennis court of 10 Fitzroy Park will be overbearing.
4. The existing house is already very large for its site and the continual applications to develop the site further are a gross overdevelopment. The new application has added even more accommodation at roof level than was previously consented. The new accommodation at roof level is now a family living room space with kitchenette whereas previously it was two studies. The potential for overlooking nuisance is therefore greater. If roof terraces are to be allowed then they should be restricted in their outlook to face open views over roof tops and not look directly into private garden space.
5. The quiet, unassuming dark brick with low eaves and shallow pitched roofs of the existing house blends into the landscape. The removal of the pitched roof and the increased height of the parapet walls changes the appearance of the house quite dramatically. Whilst the removal of the cornet shaped feature from the previous scheme is welcomed, the replacement with curved glulam beams is still a very strange and awkward looking addition which does nothing to protect or enhance the character of this important conservation area. The only saving grace is the number of trees that help to hide it from view but the pool building proposal ref 2017/1853/P threatens the trees nearby.
6. This design, whilst perhaps an improvement over the previous attempts, 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.
7. The new skylights appear to be completely flat with no drainage so this cannot be built as currently designed. If the long rooflights are to be pitched as they surely will have to be then the ridge height will increase and this should be shown on the application drawings.
8. The front door is not protected by any porch or canopy so when it rains there will be a considerable waterfall running down the façade. If there is to be a canopy it should be shown on the application drawings.
9. The provision of a future lift seems to be an exercise in box ticking which doesn't stand up to close inspection. If the lift descended to lower ground level then perhaps a wheelchair might be able to access the house but at the moment the front door and lift are completely inaccessible. Any ramp would need to be 35+m long.

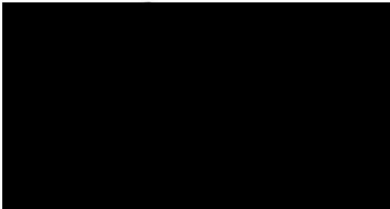
Material considerations regarding the proposed design ref 2017/1853/P

1. Whilst a pool building was previously granted approval and recently renewed, there were conditions attached regarding light spillage, the treatment of the green roof and also an informative about the need to obtain listed building consent. Is it not normal practice to require an application for listed building consent in parallel with the application for planning consent?
2. The roof structure has now changed to curved glulam beams rather than steel but there appears to be uncertainty about whether the roof glazing should be glass or plastic. We would strongly favour glass as plastic roofs in this situation tend to discolour and look shabby whereas glass can always be cleaned. There are no baffles or louvres shown to cut out light spillage. Further detail should be provided. The roof pitch is nearly flat so puddling will likely occur. If the pitch is increased to 4 degrees as a minimum then the perimeter wall height will have to be increased by 4 or 5 courses of brickwork. This should be shown correctly on the application drawings. It should not be possible to gain consent for schemes which do not work and then sort out the details later hoping that the planners will not notice the extra wall height, if that were the case.
3. The green roof is still just over the changing room at one end so the argument put forward at the appeal, when the green roof was much larger, that this in some way replaced lost greenery is now a gross exaggeration.

4. The wall to no3 Fitzroy Close is already over 2m high and the proposal is to add a second wall inside the existing which will add a further 1.22m in 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. An arboricultural report should be requested. That one wasn't requested previously is not a valid reason.
6. The design is not 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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