

Gentet, Matthias

From: Thompson Kathy <[REDACTED]>
Sent: 27 July 2017 15:07
To: Planning
Subject: Objections reference 2017/3425/P

Re 53 FITZROY PARK

I have completed your online form re comments on applications but been advised there is an error so I am not sure you have received my comments which i paste below.
I live at Kenview, Fitzroy Park, Highgate , London N6 6HX [REDACTED]

Pasted comments

As you are well aware there have been numerous applications for this site and everyone is exhausted but nevertheless we remain extremely concerned as this new application does not sadly address any of our previous stated significant concerns. I live very nearby so am well aware of the difficulties of this particular site.

I understand that the new dwelling will be 3 times larger than existing with a footprint 2 times larger. It represents a 300% total quantum increase from existing ie: equivalent to the Council approving eleven 3-bed houses on a single plot within sight of Hampstead Heath.

Trying to priorise my concerns the outstanding CMP would rank probably the highest . Cllr Flick Rea stated that the 'CMP had not been approved yet' and agreed 'there are some things about the CMP which are not quite right, so we need a more detailed construction programme from the contractor once appointed.' This was the understatement of 2016.
Despite more than 4 or 5 attempts by the Applicant to produce a workable CMP the latest version in support of the current Application remains untenable. This simply adds fuel to the requirement that a workable CMP must be 'front- loaded' and considered by the Council in full prior to determination. Relying the 'normal' strategy of deferring the CMP and packaging it into a S106 is not acceptable in these circumstances.

I have not repeated all my previously stated additional concerns about impact to trees, ground water, slope stability and risk to road but can do if required.
I am sorry that this particular development has invoked so much concern but having lived in Fitzroy Park for nearly 30 years we have never had to encounter such an unreasonable application. Please consider why this application increases more than double any previous development in Fitzroy Park with regard intensification of HGVs and despite raising this with the Applicant no effort has been made to investigate the engineering capacity of the road. Again, this is despite the Council insisting on this for the Water House Application, where we see many parallels.
Thanks for listening to my objections and notify me of the committee date.

Regards Kathy Thompson