

**Bernard Carnell**

**1 The Hexagon  
Fitzroy Park  
Highgate  
London N6 6HR**

**Tel:** [REDACTED]

**e-mail:** [REDACTED]

27<sup>th</sup> July 2017

Regeneration and Planning  
Development Management  
London Borough of Camden ,  
Town Hall  
Judd Street  
London WC1H 8ND

**By email to [planning @camden.gov.uk](mailto:planning@camden.gov.uk)**

Dear Sirs

**53 Fitzroy Park , London N6 6JA**  
**Planning Application 2017/3425/P**

My wife, Liz, and I have lived in Fitzroy Park since 1992. I wish to register my **OBJECTIONS** to the above numbered application.

I am aware of the nature of the detailed objections being lodged by Fitzroy Park Residents Association on my behalf and on behalf of our members and wish to confirm my support of those objections.. I am particularly concerned about

**Increase in Building Footprint and Plot Ratio**

and what I understand is a 120% increase in the building footprint and 220% increase in building plot ratio using the existing house as a baseline and what I understand to be a total 43% plot building ratio in Private Open Space adjacent to Heath where comparative houses have a maximum 30% ratio.

**An “unworkable” CMP**

and I urge you to require a comprehensive and workable draft CMP before a planning decision is reached and, thus, for the Applicant to demonstrate in advance of such planning decision that the proposed dwelling can be built without causing unacceptable construction impacts, unacceptable arboricultural damage and unacceptable obstruction for other residents and all others who pass along Fitzroy Park whether on foot or by vehicle.

I believe it to be the case that in relation to the nearby property at The Water House, Millfield Lane, Camden are insisting on a range of “Impact Reports” being obtained and provided prior to Camden deciding on the merits of the Planning Application for

that property. I urge Camden to be consistent and adopt the same requirements in relation to this application.

#### **Access to Fitzroy Park by Ambulance and other Emergency Vehicles**

When writing to you on 30<sup>th</sup> September 2015 in relation to the previous application ( ref 2015/0441/P) I referred to my wife's medical condition and the need at all times to ensure that emergency vehicles can reach our address without hindrance. Rather than attach a copy of that letter I repeat the salient passages from that letter and which are as relevant now as they were in 2015 , namely

*“ My particular and very specific concern is that the scale of the desired development and consequent volume and size of construction vehicles and length of time that Fitzroy Park would be significantly affected - with risk of lack of immediate access – may well put my wife's health, indeed her life, at very considerable risk.*

*Liz had 2 serious strokes last year . On both occasions the emergency services were called and the highest ambulance alert had to be given , leading to an ambulance arriving literally within minutes : and then Liz being taken to the specialist HyperAcute Stroke Unit at UCH where, fortunately, she was stabilized. The strokes have left Liz permanently immobile, unable to communicate , and requiring all nutrition, hydration and medication to be given artificially direct into her stomach via a tube. Liz's complex and serious medical condition is such that the NHS are responsible for her home health and care needs . This includes a 24 hour day live-in carer supplemented by other carers required to attend 4 times a day to provide further assistance needed.*

*In addition to the 2 highest allocation emergency ambulance attendances here last year there have, since then, also been 3 other occasions when ambulances have been required as emergencies and when, once again, Liz was taken by ambulance to UCH. 2 of those occasions involved seizures.*

*It hardly needs emphasizing, therefore, that an ambulance's ability to gain access to this address speedily has in the past – and may well again in the near future – make the difference between Liz's life or death.*

*It does not require me to inform you of the unusual nature of the private road that is Fitzroy Park; the entitlement of those whose properties front on to Fitzroy Park to park their own cars on their part of the road provided it does not cause an obstruction; the narrowness of the road at some places and particularly the southern section of the road; and that if and when large vehicle are moving along the road no other vehicle - be it private car, van, lorry or ambulance - can pass by. Were it to occur that an ambulance called on high emergency to attend this address finds itself stuck behind one of the hundreds of HGV lorry or other large vehicle movements associated with this application (were it granted) and then have to reverse to find its way round Highgate to an alternative access to Fitzroy Park then valuable minutes ( and on busy days anything up to 10 minutes or more) could easily be "lost" before an ambulance got to this address.*

*Were the planning authority minded to consider granting the application , is it able to impose conditions requiring that the applicant undertake to use only construction vehicles of sufficiently small scale that an ambulance can pass and repass along Fitzroy Park at any time without hindrance or delay ? And would the planning authority also be able to place the applicant on notice that were the*

*applicant to fail to do so then immediate enforcement action would be taken by Camden to require any construction work to cease immediately ? If not , the consequences for my wife could be catastrophic and , for that reason alone, I submit that the application should be refused. "*

Yours faithfully,

Bernard Carnell