

**Gentet, Matthias**

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**From:** Whittingham, Gideon  
**Sent:** 01 August 2017 15:32  
**To:** Planning  
**Subject:** FW: 53 Fitzroy park 2017/3425/P -obj

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**From:** Susan Rose [mailto: [REDACTED]]  
**Sent:** 30 July 2017 10:01  
**To:** Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>  
**Subject:** 53 Fitzroy park

Dear Mr Whittingham, Highgate CAAC has grave concerns about the amended application for the erection of a new house at the above address. First of all the enormous increase in the footprint of the proposed dwelling compared with that currently on the site will have a detrimental effect on this highly sensitive area of the Conservation Area. It will transform what still have many of the aspects of a country lane into something akin to the notorious Bishops' Avenue with its somewhat grotesque mansions. The design is overbearing and too near the road and can only be described as 'heavy'.

We also have grave concerns about the proposed CMP. It is evident that not enough preparatory work has been done by the applicants despite their claims to ascertain whether what is proposed is in fact practical. The effect on the surface of a private road never intended to cope with the amount of heavy traffic proposed has not been satisfactorily determined. The turning circle propose involves so many manoeuvres by a heavy vehicle that it is hard to imagine that it reflects the reality of a building site. The sheer amount of heavy traffic proposed is not acceptable and takes no account of the fact that the route proposed is heavily used by pedestrians many with small children and dogs. This applies not only to Fitzroy park itself but also both Millfield and Merton lanes which are the major access routes to the Heath from Highgate. The suspension of parking in Merton lane to accommodate waiting vehicles is also unacceptable. The needs of one building project cannot override those of the wider community for more than two years. It is also extraordinary that the hours of work apparently applied for extend to 9 P.M! This is a residential area as well as one on the fringes of a major source of recreation for the population of London, Hampstead Heath. Carrying out extensive and intrusive noisy building works well into the evening and after dark in the winter months (Fitzroy park has very little street lighting) is completely unacceptable.

I would draw to your attention the Core Objective of the Highgate Neighbourhood Plan, to preserve and enhance Highgate's unique character. This application cannot be considered to do this. Susan Rose.