

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/7080/P	Louise Lewis	flat 1 110 Highgate Hill London N6 5HE	11/02/2018 20:53:20	COMMNT	<p>It is a pity that Channing have not approached the many local groups who are concerned with 'protecting Highgate's special character'. The newly designated Highgate Neighbourhood Forum the CAAC, the Highgate Society and local residents in both Camden and Haringey, which is just across the road, would have appreciated talking to Channing before a planning application was made.</p> <p>Channing would also have benefitted from the detailed local knowledge that would have corrected the mistakes and filled the gaps in their various reports.</p> <p>The site is enveloped and was obviously an integral part of Waterlow Park. The applicant should have spoken to the Trustee of Waterlow Park, Camden Council, and the Trustee Advisory Group.</p>

Having looked through the reports supporting the application, here are a few comments.

ECOLOGY

If they had looked at the Highgate Neighbourhood Plan appendix 3 they would have noticed that Fairseat is set in an area with large swathes of green spaces and their description "Moderate density buildings and gardens are the dominant land use immediately around the site in most directions for several kilometres." is wrong. Indeed you can see that from their own aerial photo. The site is within Waterlow Park which, while not a designated area, is a park which under Camden's own policies, tries very hard to promote wildlife and encourage bio-diversity. There is an extraordinary statement to the effect that there is unlikely to be problem with bats and the last sighting was in 2015. As Friends of Waterlow Park organised a bat walk only last year and the residents of Bisham Gardens enjoy the regular dusk visits of large numbers of bats, this is evidently not the case. Hampstead Heath is not mentioned as a local area supporting wildlife and the fact that there are three ponds supporting wildlife in Waterlow Park, the Upper one in a specifically designated wildlife area, is ignored.

HERITAGE

The omissions in the report are remarkable. There are far more listed building and sites in Highgate than are mentioned in the report; most significantly, Cholmeley Lodge, 110, 112 Highgate Hill grade 2; 106 108 Highgate Hill grade 2* and Cromwell House grade1. There is no mention of Lauderdale House grade 1, or that Andrew Marvell's cottage stood between Fairseat and Lauderdale House. Elm Court stood by the boundary of the school. Contrary to the report, Sir Sydney Waterlow never owned Fairseat but rented it from Mr Bloxam. Sir Sydney wanted to buy the freehold and set up a local museum or cultural centre for the people.

Another glaring omission is the fact that a cess pit was found when Channing were excavating their new building across the road. I cannot find the results of the investigation that was presumably carried out.

BIA

There is no indication that this report has considered the effects of digging out further ground and increasing the hardstanding, on Waterlow Park. There is a very obvious spring line along the path running parallel to the southern boundary underneath Sir Sydney

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					<p>Waterlow's statue. The ground below can be quite waterlogged, , as it is at the moment, February 2018. It will be difficult to cope with should there be more water. As the report itself states, diverting the subterranean water flows could affect the water in the ponds in Waterow Park.</p> <p>They also seem to be unaware of the 'substantial neighbouringbasement structure', the World War Two bunkers that exist between the site and the tennis courts within the park. Nor do they mention the bomb that destroyed the building, Betchworth I think, at the entrance to their senior school, in the war.</p> <p>TREES</p> <p>Although there is no mention of felling trees, nevertheless, they refer to 8 trees, T9 and T11-T17 which have 'potential compaction from vehicle access over the root plate'. They also talk of 6 off site trees, presumably in Waterlow Park, but there is no assessment of any impact on them.</p> <p>This is in an area that used to be a pretty little garden but is no reduced to a car park. It might be noted that Channing did not plant the replacement trees, including a Liquidambar, that were agreed. There should be re protection measures put in place.</p> <p>CPM</p> <p>This is ill thought out. It would appear that that they are thinking of knocking down some of the wall on Highgate Hill. Channing made an opening in the wall on Cholmeley Park, I think under permitted development rights, to allow access for its works vehicles. This would be far more intrusive and must be looked at in the context of application 2010/0761/P which was withdrawn, presumably because of the scale of local opposition.</p> <p>Although it is understandable that Channing would like to improve its facilities, It should be planned in conjunction with the local community.</p>
