

**From:** Tamsin Dalley [REDACTED]  
**Sent:** 26 February 2019 10:41  
**To:** Planning [REDACTED]  
**Subject:** 55 Fitzroy Park: 2018/3672/P

Dear Camden Planning Department

I would like to object strongly to the planning application 55 Fitzroy Park: 2018/3672/P on the development of this site would destroy a unique and ancient pathway which is the haven of wildlife and pedestrians enjoying a space away from cars and an urban landscape. The increase in residential and service traffic forever change the tranquil nature of the lane.

Millfield Lane is the only direct access route to the Kenwood Ladies' Pond and the addition of access vehicles whilst the works would be undergoing would destroy the peaceful atmosphere of the pond, the bird sanctuary neighbouring and Millfield Lane itself. **Although not stated in the plans, three of the proposed properties may need access onto Millfield Lane rather than Fitzroy Park which would radically increase vehicle traffic on Millfield Lane.** Millfield Lane is in constant 7 day use by walkers, swimmers and families with accompanying children and dogs and there would be dangerous hazards to them by the increase in vehicles.

I object to the felling of many trees, closer to 90 than the underestimated stated 34 trees in the application, including some trees covered by Tree Protection Orders. Again this would be irrevocable destruction of the natural habitat for much wildlife as well as working against Camden's environmental policy. The character and ecology of Millfield Lane would be forever destroyed.

The loss of the tree canopy would threaten the diversity of the sensitive environment. The variety of birdlife including protected species like kingfishers and herons.

**The ancient trees adjoining the lane would have their root systems compromised by the weight of heavy work vehicles on this unmade road and this could destroy what has taken nature hundreds of years to create.**

The overdevelopment of a site which previously had one house and annexe on it, would be developed into a site with 5 houses with basements. This drastic increase in occupants would ruin the peaceful quiet enjoyment of Millfield Lane and affect the surrounding area with increased noise pollution.

There would be overlooking of Millfield Lane by two of the houses which would irrevocably change the peaceful and natural rural character of the lane.

There has been no assessment of the environmental impact upon the environmentally sensitive site adjacent of the Bird Sanctuary Pond. Five new houses on a site previously occupied by one would increase the light noise and heat on the bird sanctuary pond and could unbalance the ecosystem which protects the wildlife.

The natural vegetation would be replaced with chain link fences and cultivated hedges, again destroying the natural wildlife habitat and the rural character of Millfield Lane.

There would be unprecedented levels of heavy engineering adjacent to Millfield Lane. Wildlife corridors would be permanently lost as a result of the works.

Sheet piling used to stabilise the basement developments is likely to cut off or divert the natural water flows toward the heath ponds, losing the wetlands habitats.

The creation of stabilised bunding similar to road embankments to contain the new developments would destroy the natural and rural character of Millfield Lane.

This application potentially represents the development of Hampstead Heath by stealth. It is presented as a family-backed 'self-build' project which would be exempt from Community Infrastructure Levy (a charge designed to fund improvements to London infrastructure). A development of this size would also usually be expected to include an element of affordable housing given the additional floor space being created. Thus this proposed development is cheating Camden and London of funds and housing desperately needed in this time of austerity cuts.

I call upon Camden Council to reject this new application because of the harm it will cause to the local environment, particularly Millfield Lane and the Bird Sanctuary Pond on Hampstead Heath.

Yours sincerely

Tamsin Dalley

