

[REDACTED]

From: Thuaire, Charles
Sent: 05 March 2019 11:36
To: Planning
Subject: FW: Application 2018/3672/P (55 Fitzroy Park)

Objection for m3/trim

Charles Thuaire
Senior Planner

Telephone: 020 7974 5867



From: Pascal Dubois-Pelerin [REDACTED]
Sent: 03 March 2019 19:35
To: Thuaire, Charles <Charles.Thuaire@camden.gov.uk>; Pascal Dubois-Pelerin [REDACTED]
Subject: Application 2018/3672/P (55 Fitzroy Park)

Dear Charles,

I have lived in Hampstead with my family for over twenty years. We walk or run in the Heath regularly, including on Millfield Lane and Fitzroy Park.

I have reviewed the key application documents available, and I object to this application on many grounds, and particularly the following:

- * Irreparable harm to the undeveloped and rural character of Millfield Lane, affecting many many thousands of visitors and residents
- * Potential damage to the Bird Sanctuary area, an essential and vulnerable wildlife area of the Heath, and an integral part of the chain of Highgate ponds
- * Massive loss of trees, including many mature ones, and of a healthy orchard
- * Large negative visual impact on Fitzroy Park (number, style, height and frontage of houses 1-2-3)
- * Excessive density of new housing, and as a consequence frequent additional road traffic on Fitzroy Park to the detriment of its many pedestrian and cyclist users

The proposed application is a clear example of overdevelopment of a private open space in a conservation area.

While not an expert I expect this project to be in breach of the Council's planning policies, the Highgate neighbourhood plan, the Hampstead Heath management plan, the rules protecting Metropolitan Open Land, and probably others.

If against all odds the scheme were to be approved, whether by the Council or on appeal, absolutely no private vehicular traffic should be allowed on Millfield Lane.

Please confirm receipt and filing of my submission.

Regards

Pascal Dubois-Pèlerin



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Mr Charles Thuairé
London Borough of Camden
Planning Services
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

22 February 2019

Dear Mr Thuairé

Re: 2018/3672/P – Demolition of all existing buildings on the site and their replacement with five detached dwelling houses (Class C3) (three x part 2 part 3 storey houses at front facing Fitzroy Park and two x part 1 part 2 storey houses at rear adjoining Millfield Lane) plus associated driveways, access paths, carparking, landscaping and pond enhancements at 55 Fitzroy Park, London, N6 6JA

I have lived in Fitzroy Park since 1987 and I have seen many changes along our road during this time. With regards to this planning application I would like to confirm my support for the application for the following reasons:

1. **Fitzroy Park frontage:** Many houses along Fitzroy Park add little to the road hiding behind high walls and fences. This includes the property which will be replaced in this application. Its high fences almost totally hid the house and make no positive contribution to Fitzroy Park.

By contrast the proposed scheme offers a softer, more transparent, approach that combines good quality elevations of the houses and a natural hedge along Fitzroy Park. Both will add to the visual amenity of the street.

2. **Millfield Lane:** The current boundary of the plot and the lane consists of high concrete panel and close-board timber fences with unmanaged vegetation. This is completely out of character with other parts of the lane and the Heath opposite. It creates a threatening atmosphere that is inappropriate to its use as an important pedestrian access route to the Heath.

The proposed native hedgerow will instead provide major improvement in terms of ecology, landscape character and perceived personal safety.

3. **Private Open Land:** The site's designation is currently that in name only. The combination of building, fences and unmanaged vegetation mean that it is impossible to appreciate any of this openness from either Fitzroy Park or Millfield Lane. The boundaries act as a complete barrier. There is no awareness of this openness and the pond cannot be seen.

The proposals, which break up the building elevations and the boundary treatment, deliberately allow views from Fitzroy Park into the core of the site. The pond will be visible. The visual amenity of the area will be improved.

4. **Ecology:** At present the whole of the west side of this part of Fitzroy Park is dominated by buildings and fences. Combined these make a continuous barrier which stretches for the full length of the frontage of the proposals site with Fitzroy Park.

The proposals include no less than four substantial gaps each of which is connected by hedgerows or native planting to create a network of ecological corridors connecting Fitzroy Park with Millfield Lane and the Heath. In addition careful work to the pond will protect it during construction and enhance its habitats through selective works. All of the proposals are based on thorough ecological surveys and consultation. They will enhance both Fitzroy Park and the Heath.

5. **Construction Management Plan:** I consider this to be well thought through. It will allow traffic to flow along the road without interruption especially emergency vehicles which has not been the same for other recent construction. This will be achieved by the loading/unloading of lorries taking place on site, and not on Fitzroy Park, likewise the turning of all but the largest vehicles.
6. **Plot Ratios:** the planning application shows how the proposals have plot ratios that compare very favourably with those in the close vicinity of the site. This shows that the proposals are appropriate to its location and neighbourhood.
7. **Housing need:** London has a shortage of housing and Camden is no different to other boroughs. Developments such as these proposals are supported by the National Planning Policy Framework (NPPF) (in terms of effective use of land and boosting the supply of housing, Section 6); and Camden's Policy H1 (maximising the borough's housing supply).
8. **Affordable housing:** The substantial financial contribution from this development will help Camden meet its challenges re affordable housing.

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9. **Architectural design:** The designs for the five houses are striking and are of particularly high quality design and materials. The Borough's Design Review Panel said of the designs... "The Panel find much to admire in the architectural proposals for Fitzroy Park, and in particular thinks that Plots 1-3 promise high quality architecture on the street frontage."

10. **Planning permission:** I understand that the National Planning Policy Framework, 2012 places an obligation on the Council to grant planning permission unless there is strong evidence to the contrary.

It is my belief that the above ten points demonstrate why this scheme should receive planning permission.

Yours sincerely,


Elaine Springer