

**From:** Martin Adeney [REDACTED]  
**Sent:** 11 March 2019 11:39  
**To:** Thuairé, Charles [REDACTED]  
**Subject:** 55 Fitzroy Park. 2018/3672/P

Dear Mr Thuairé,

I am writing on behalf of the Highgate Neighbourhood Forum to register our objections to the proposed development at 55 Fitzroy Park, N6 6JA.

This is over-development in a particularly sensitive area directly bordering on the Heath.

It directly contravenes various sections of our Highgate Neighbourhood Plan, including

- DH1 which states that where demolition is permitted development must positively contribute to the conservation area in which it sits.
- DH2 which states that 'development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.
- OS1 which states that development adjacent to Highgate's areas of major open space (which includes the Heath) must not harm protected views and is not detrimental to the integrity, appearance or setting of the open space.
- OS2 with its strict rules on the protection and replacement of trees
- DH10 which states that there will be a presumption against the loss of garden land.
- DH7 which requires much greater information about the effects on water flows in this highly sensitive area, as outlined by the City of London's submission.

In addition we are concerned about the possibility of vehicle access to the proposed development from Millfield Lane. While the plans do not indicate any access, there is an existing but unused gate onto Millfield Lane. The development proposals indicate difficult access via Fitzroy Park to the two large houses planned along Millfield Lane and it is difficult to imagine that there will not be attempts to provide vehicular access from Millfield Lane with danger and disturbance caused to the many pedestrians who use this quiet lane, including patrons of the women's pool., and damage to the rural aspect of the fringes of the Heath.

Yours,

Martin Adeney  
for the Highgate Neighbourhood Forum.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new

Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.