

From: Karen Beare [REDACTED]
Sent: 18 June 2019 21:26
To: Thuaire, Charles [REDACTED]
Cc: Harley Atkinson [REDACTED]; Kathy Lambie [REDACTED];
Medhi Norowzian [REDACTED]; Majid Saadati [REDACTED]; Steve Barber
[REDACTED]; John Kennedy [REDACTED]
Subject: 2019/2584/P - Water House Boundary with 51/53 and Fitzroy Park

Dear Charles

For the purposes of clarity, I am writing to you this evening in my capacity as Chair FPRA, and not as an individual neighbour to this property. Following the CWG meeting on Tuesday 4th, when Stuart Minty confirmed this application had been registered by Camden, I have finally taken a look at all the drawings in some detail.

Two small points, on Page 11 of 17007-Water House Planning Application Drawings 2019 06 03-1.pdf it incorrectly states No 53 Fitzroy Park boundaries the Water House on Millfield Lane, when it is the Wallace House. And in the Agent's application form, it wrongly states the pedestrian entrance will not be changed. I've provided a screen shot of this statement.

The former is moot point, as it is not within the remit of FPRA to comment on the boundary with Millfield Lane, but the latter error is important as there are clearly changes being made to the boundary treatment with Fitzroy Park.

In principle, FPRA will not be objecting to these plans. We are aware Leonard wishes to access Fitzroy Park via his wheelchair, so have been expecting something of this nature to be proposed. However, we would like to flag the following considerations with regards to FPRA residents at No51 and No53 Fitzroy Park and, important considerations with regards to lighting along Fitzroy Park and changes to the kerb along the carriageway.

- when you compare cross-section drawings 17007-P004A vs 17007-P008A (as per screen shots below) you can see the existing level difference of 2.6m will change from a gradual stepped incline, to a sharp vertical up/down to accommodate the new lift.

- the drawings show at least 2/3 fence panels bays along Mr & Mrs Norowzian's boundary will need to be increased quite significantly. We are assuming the appropriate discussions/agreements have been put in place, and they are content with these proposals.

- we note however, these drawings do not appear to show the other side of this narrow pedestrian access and would ask exactly how will the significant level change being proposed, be handled with Mr Saadati boundary at No53 Fitzroy Park?

- and from an FPRA perspective, how will any changes (not shown) to fencing with the No53 Fitzroy Park "side" of the pedestrian access, interface with the front boundary along Fitzroy Park? This needs to be clarified please.

- the proposals to change the arrangement from two gates to one gate is not material and we make no comment here.

- we note that no details of how this new gate will be lit have been included this proposal. As you know, Fitzroy Park is not lit and residents are very keen to maintain an authentic, rural feel, so large gate/boundary lights would prompt significant objections from neighbours. Please can you confirm their intentions.

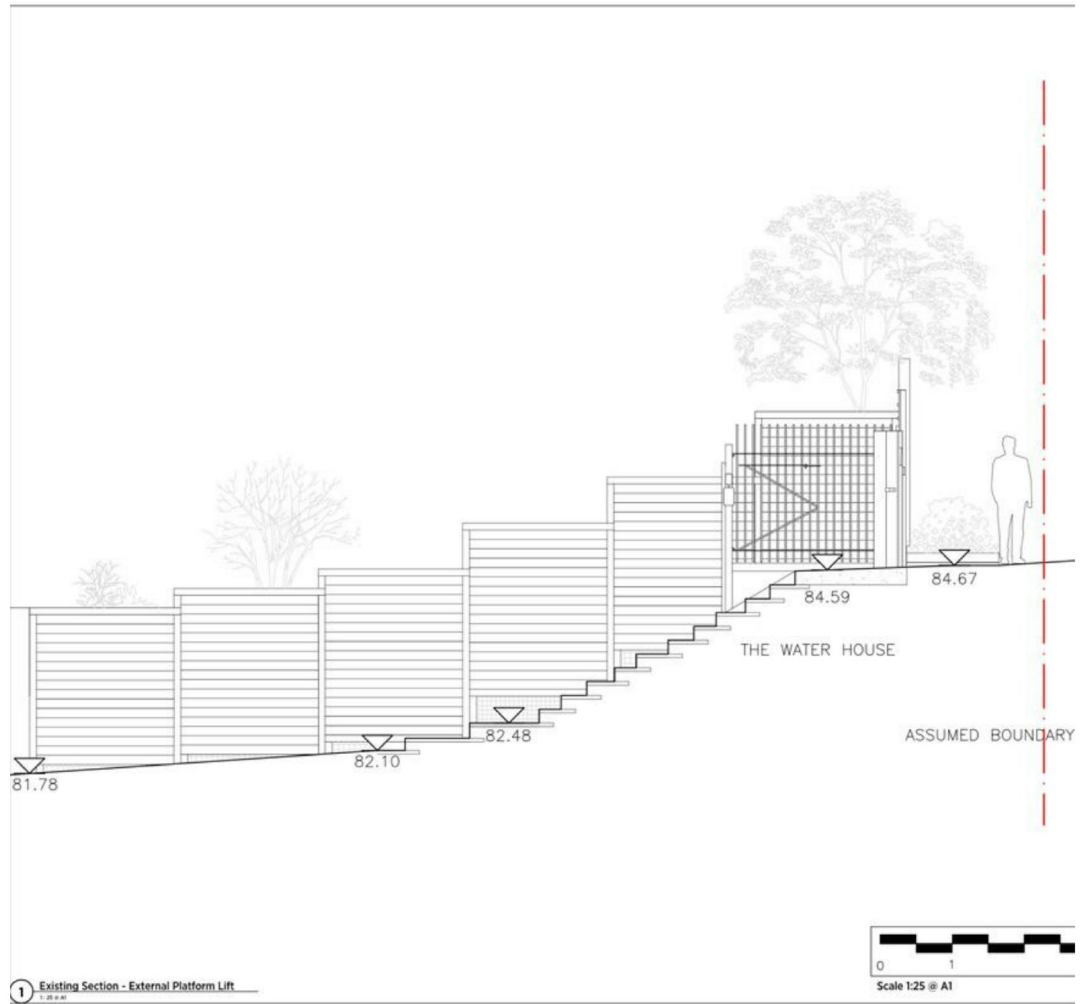
- no details are shown of how the verge outside the gate with Fitzroy Park will be treated. Given unfettered wheelchair access is the main purpose of these proposals, is the intention of the Applicant to drop the kerb? Please can you confirm. There are significant services that run under the verge so any works must be discussed with FPRA prior to being carried out.

If you have any queries about the points FPRA is making, please do get back to me. I assume this email will be uploaded onto the planning portal in due course.

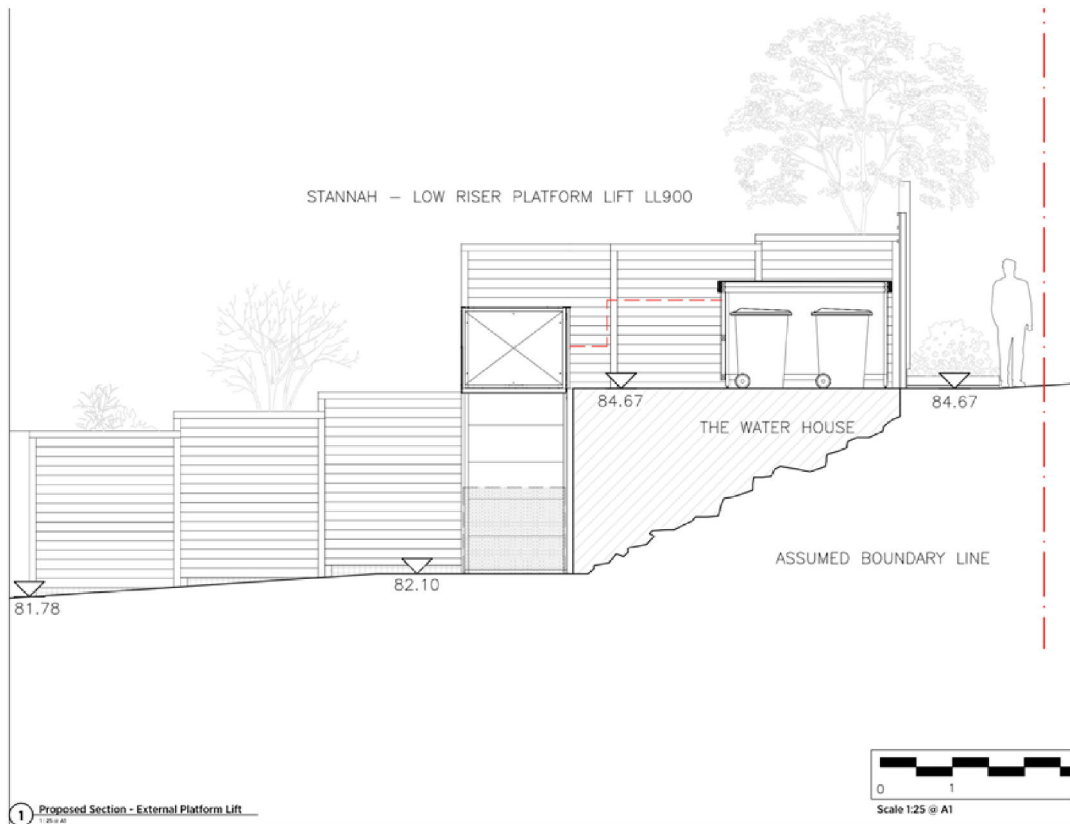
Many thanks

Karen Beare
Chair - FPRA

EXISTING



VS PROPOSED



7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Is a new or altered pedestrian access proposed to or from the public highway?

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

See planning drawings.