



The Heath & Hampstead Society

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55 FITZROY PARK, NW3 Five new houses, Application No. 2018/3672/P

SECOND OBJECTION 25th June 2018

to amendments made to Application including revisions to parking and landscape.

The first objection dated 31.10.2018 called for complete rejection.

Further Comments:

1) Boundary Treatment of Millfield Lane.

The proposed site layout shows the removal of the existing high solid boundary wall to be replaced with open metal railings setback 1.5 metres from the boundary. House 4 & 5 are very close to the Lane and open railings would make them even more prominent.

The quiet secluded narrow much used pedestrian lane retains its secluded character from the high fencing, on the site boundary and such a high fence on the boundary should be maintained (without vehicle access though it of course) whatever and if any development is decided for no 55 Fitzroy Park.

2) Reduced parking on site -problems of access.

One carparking space is shown for Houses 1, 2 & 3 directly entered from Fitzroy Park. Two parking spaces, presumably for the use of Houses 4 & 5, (Millfield Lane) have been omitted.

Where are lorries for deliveries or repairs etc., and the cars of disabled and other visitors to Houses 4 & 5 going to park?

Parking on Fitzroy Park, a very narrow lane with no pavements, is only available for no. 55 on the `frontage` of the site which is taken up by Houses 1, 2 & 3 and their parking access.

Emergency vehicles have been obstructed in the past by lorries blocking Fitzroy Park – which explains why parking is predominantly off-road in this area.



It is surprising and suspicious that the main entrances to Houses 4 & 5 are at the same level as Millfield Lane, because therefore vehicle and disabled entry to 4 & 5, in fact all entry, would be so much more sensible directly from Millfield Lane which avoids a long access route down 4 metres (and back up) from Fitzroy Park.

A gate already exists at an angle to Millfield Lane which will allow access to House 4 (although a vehicle turning point on site would be needed to prevent vehicles dangerously backing down a predominantly pedestrian path).

A very large gate is shown on the proposed site plan in a place where only a small pedestrian gate exists. This large gate is wide enough to allow vehicles to enter the site of House 5 from a narrow lane – though such vehicles would have to back out into the lane to avoid backing all the way down the lane.

It is more realistic to expect access to Houses 4 & 5 to be from Millfield Lane, but this will create danger to the many pedestrians, frequently blocking the narrow lane and totally spoiling its character.

For all the reasons listed in our first objection and for the above we consider that it would be absurd to ignore the Local Plan on so many issues and also to ignore the excessive parking and access problems on Fitzroy Park and Millfield Lane created by attempting to develop this site with 5 houses.

This application should be refused