

THE FITZROY PARK RESIDENTS' ASSOCIATION



21st July 2019

Charles Thuaire
Senior Planning Officer
Development Management
LB Camden

Dear Charles

CMP & AIA – FURTHER COMMENTS
RE: 55 FITZROY PARK, LONDON N6 – 2018/3672/P

Following the new tranche of documents being made available in early June, WSP Global has now finalised its review of the CMP REV D – Final Version, on behalf of FPRA. Their letter dated 21st July 2019 is attached for your attention. This letter should be read in conjunction with their findings of their first review dated 18th December 2018.

Regrettably, there continues to be various omissions and anomalies that have simply not be addressed by this developer over the past year. These include the narrative not matching the Appendices, HGVs still reversing down Fitzroy Park during demolition, conflicting proposals for use of the same area of the site for multiple functions, failure to commit to a substantial financial bond (and misinformation regarding the previous development of the Lodge by this developer) and a failure to show how residential car parking manoeuvres will not clash with their continued parking along their own frontage post-development.

The Arboricultural Impact Assessment & Tree Protection Plan dated 18th March 2019, has also not been cross referenced in any way at all with the CMP. The consequence is that no attempt has been made to assess, yet alone mitigate, the true impact of this construction project on the site which, as a consequence, has been grossly understated.

As a simple example, how the newly proposed gabions will impact T563 by the pond has not been addressed. Nor has any topography been included in the Tree Protection Plan showing the heavy engineering and regrading proposed. This is not surprising. The document may be re-dated 18th March 2019, but the Tree Protection Plan is unrevised and is dated 15 months earlier on 23 April 2018.

The specification for tree protection fencing and ground protection is entirely generic, and simply cut and pasted from a previous project. But what is of huge concern for all stakeholders is that this report makes NO attempt to address the anomaly in this

developer's own surveys, one in November 2016 and the other in April 2018 (based on a tree constraints plan dated May 2017) that shows at least 50 trees missing from the BoSky Trees Tree Schedule for the site. Such a large number of "missing" trees cannot be explained away by multi-stem varieties and needs urgent addressing.

It also incorrect, and simply wrong for a formal tree survey to have been undertaken at least 9 months after initial development layout and proposals had already been developed and presented to the Council during pre-Application discussions. The standard requirement is that the tree survey comes first, then the development. But not in this case.

Such anomalies and omissions combine to cast serious doubt over the reliability and credibility of this Application. This is a particularly important point to consider where this developer is wrongly stating in a recent LUC report that the highly subjective value/quality of this private open space is poor/very poor and that the amount of open space will not only be miraculously increased because of this development, but also returned in a significantly better state post-development!

The reality is of course very different, and as we all know any loss of open space in the Borough, as is proposed here, is unacceptable and in breach of numerous policies. It should therefore be refused.

With regards

Karen Beare
Chair
Fitzroy Park Residents Association

Attached: WSP 55 Fitzroy Park – Rev B - CTMP Letter Final