
From: Karen Beare <[REDACTED]>
Sent: 14 October 2019 12:39
To: Thuair, Charles
Cc: Kathy Lambie; Harley Atkinson
Subject: Re: 2019/2584/P - WATER HOUSE BOUNDARY WITH MILLFIELD LANE

Charles

Thanks for your persuasive powers. Based on this final piece, I can confirm FPRA can now withdraw its objections.

KR Karen

On 14 Oct 2019, at 12:28, Thuair, Charles <Charles.Thuair@camden.gov.uk> wrote:

Karen-

I have now persuaded the agent to revise the plan to show only one downlighter, as attached. The revised plan is now on the website. I would be grateful to know if this now satisfies your concerns and if so, whether you can withdraw the FPRA objection.

thanks

Charles Thuair
Senior Planner

Telephone: 020 7974 5867

<image001.png> <image002.png> <image003.png> <image004.jpg>

From: Karen Beare <[REDACTED]>
Sent: 30 September 2019 10:52
To: Thuair, Charles
Cc: Kathy Lambie <kathy.lambie@camden.gov.uk>
Subject: Re: 2019/2584/P - WATER HOUSE BOUNDARY WITH MILLFIELD LANE

Charles

Thanks for sending this email through in a different format. I am not the only stakeholder who uses a Mac and cannot read the Mime format so it would be helpful for the emails to be uploaded in .pdf format in the future.

FPRA notes it is the intention of the Applicant to have TWO external lights when we have always been promised and assured there would only be ONE. It is this sort of mixed message that has caused so much difficulty with this Application.

Given that the frontage of No51 is at least 8 times as long as the WH frontage onto FP, and has 3 down lighters only, the need for the WH to have 2 by the pedestrian gate is excessive.

ONE simple downlighter, externally on the new fence structure would be acceptable. We are in no doubt that there will be significant lighting to the "interior" pathway and lift. So long as there is no light bleed we make no comment on that (and in any event no details have been given).

To maintain the rural feel and character of FP is extremely important to the Residents that the road is not wilfully lit, potentially disturbing wildlife. We trust the Council will explain this to the Agent.

KR Karen

On 26 Sep 2019, at 18:41, Thuairé, Charles <Charles.Thuairé@camden.gov.uk> wrote:

Karen-
please see attached email from the agent.

Charles Thuairé
Senior Planner

Telephone: 020 7974 5867

<image001.png> <image002.png> <image003.png> <image004.jpg>

From: Karen Beare

Sent: 26 September

To: Thuairé, Charles

Cc: Kathy Lambie <

Subject: Re: 2019/2584/P - WATER HOUSE BOUNDARY WITH MILLFIELD LANE

Charles

I have taken a look at the drawings on behalf of FPRA and note the height of the fence with No53 will now match the height along the boundary with No51.

Unfortunately I am not able to read the email in the MSG format. Please could you send it in .pdf format. Thanks.

I will be alerting the owners of No53 of the new drawings just in case they remain unaware of these developments and suggest if they have any comments they come back to you directly.

The issue of the light is not the style, it is the number. The frontage onto FP is very short (2 doors) so only one light is reasonable given there are none there currently. This is all FPRA were requiring.

Once I have read the email hopefully FPRA can sign off on this.

Thanks
Karen

On 24 Sep 2019, at 18:33, Karen Beare <zbkarli@me.com> wrote:

Dear Charles. I'll take a look in the next few days and let you know if FPRA has any further comments. Thanks K

Sent from my iPhone

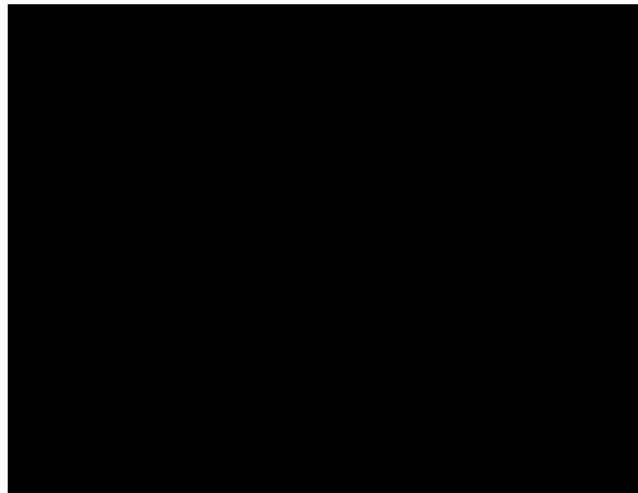
On 24 Sep 2019, at 17:58, Thuairé, Charles <Charles.Thuairé@camden.gov.uk> wrote:

Karen-
I have now received revised plans from the agent to address all these points. I have put them on the web if you wish to comment further.
thanks

Charles Thuairé
Senior Planner

Telephone: 020 7974 5867

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MILLFIELD LANE

Charles

Your assurances that they will be required to provide further information are noted (thank you) but Ms Haji Ismail's letter

seemed to suggest otherwise. It would appear that they have inexplicably not consulted with No53 which could go some way to explain the missing elevation and boundary treatment information.

KR Karen

Sent from my iPhone

On 5 Sep 2019, at 20:02, Thuairé, Charles
<Charles.Thuairé@camden.gov.uk> wrote:

Karen-
your previous comments have already been noted and relayed to the agent. I am still waiting for more detailed plans and clarification regarding these points and what exactly is being proposed along this frontage. I will let you know once I get these details.
thanks

Charles Thuairé
Senior Planner

Telephone: 020 7974 5867

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Subject: Re: 2019/2584/P - WATER HOUSE
BOUNDARY WITH MILLFIELD LANE

Charles

Thanks for confirming the current status of this Application which now deals only with Fitzroy Park access. We will wait to see the new ML proposals as and when they are submitted.

Under a different email trail FPRA wrote to the Council requesting further details of the front elevation facing Fitzroy Park. These have simply not been provided.

To re-clarify, FPRA noted significant detail was provided by KSR regarding the interface of their platform lift plans with the boundary treatment along No51 Fitzroy Park, including how the extent of excavation directly against that boundary will be handled. The new fence line is shown, along with Mr Norowzian's ferns in his back garden. The front elevation along FP shows clearly how the new WH pedestrian boundary sits next to the existing boundary with No51. We also note Mr Norowzian has written a letter of support for the plans.

Despite our specifically flagging the entire omission of how this new platform lift and associated excavations will interface with the existing front boundary heights with No53 nothing has been provided as demonstrated by the diagram below. It's as if No53 does not exist at all.

<image005.png>

We also note in Ms Haji-Ismail's email:
" Please be advised that on the boundary with No. 53 Fitzroy Park, no changes are proposed. There is dense screening along the boundary within No. 53 Fitzroy Park and the fence is entirely within No. 53's ownership. It is for this reason there is proposed to be no change here."

KSR are saying "no changes are proposed" but that is not an excuse for not providing full details of the existing front elevation along FP as requested weeks ago, instead of the half

finished drawing submitted. Both fences are existing and they have done this for No51 so why not No53?

Without a complete front elevation - left to right - along the carriageway FP Residents cannot make an informed judgement about the proposals.

As for the boundary fence with No53 vs No51 it is incorrect to state there is dense screening along that boundary. There is not. The site has been entirely cleared and what remains is dense shrub. This was confirmed in July by the No53 ecologist as a result of his emergency site visit during the No53 implementation fracas.

The fact that the fence is stated as being within the entire ownership of No53 is irrelevant if what is being proposed is unneighbourly. We would strongly request that the Applicant's team confirms in writing to the Council that they have been in direct dialogue with Mr Saadati and his architect and they are fully aware of these plans and have signed off on them in the same way they have been in dialogue with Mr Norowzian at No51 regarding his fence.

Ms Haji- Ismail goes on to state:
Please also note that external lighting will be consistent with the lighting that exists at No. 51 Fitzroy Park. There is an existing dropped kerb outside my client's gate on Fitzroy Park and as such, no changes are proposed to the existing kerblines.

FPRA welcomes no changes to the kerb-line. However having been previously assured there would be no external lights - where none currently exist - the suggestion a small pedestrian gate will now have lights consistent with the multiple lights along the frontage of No51 is not acceptable.

Residents are extremely passionate to prevent the road being over-lit. Based on previous experience one discrete single non-flood light fitting would be acceptable for such a small pedestrian frontage.

FPRA are fully aware of Mr Lewis's disability and his desire to access his property into Fitzroy Park. In principle, FPRA is both understanding and supportive of these plans. What is not acceptable is for KSR not to consult fully with ALL the FP neighbours involved (as we suspect) and to provide complete and reliable drawings and lighting details.

What is consequently not acceptable is for the delay caused by their own failings to be used to pressurise the Council to grant permission for this platform lift because of a 10-week wait on its delivery.

KR Karen
Chair FPRA

Sent from my iPhone

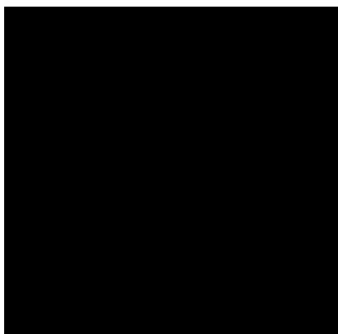
On 5 Sep 2019, at 17:05, Thuaire, Charles
<Charles.Thuaire@camden.gov.uk> wrote:

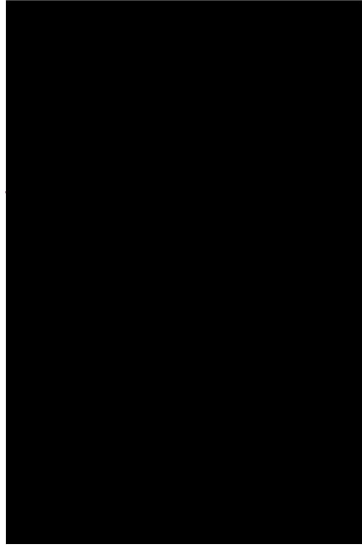
Yes of course, it will be a totally new planning application for which, once received, we will consult in line with our normal procedures.
thanks

Charles Thuaire
Senior Planner

Telephone: 020 7974 5867

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Charles,

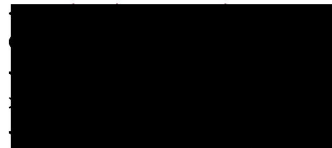
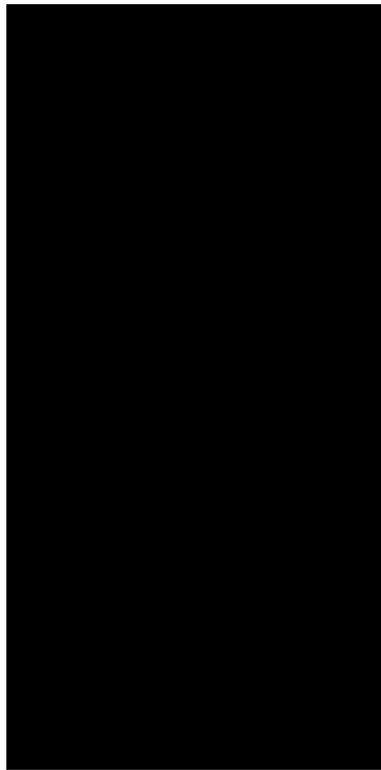
Thanks very much for confirming that. Before I send formal confirmation that we withdraw our objection to the CURRENT application, can you confirm that we will be consulted on the new application you mention? We understand the need to ensure that Leonard Lewis can access his property, but we still need to ensure that the interests and safety of our members and all users of Millfield Lane are recognized.

Best wishes,
Nicky



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Subject: RE: 2019/2584/P -
WATER HOUSE BOUNDARY
WITH MILLFIELD LANE

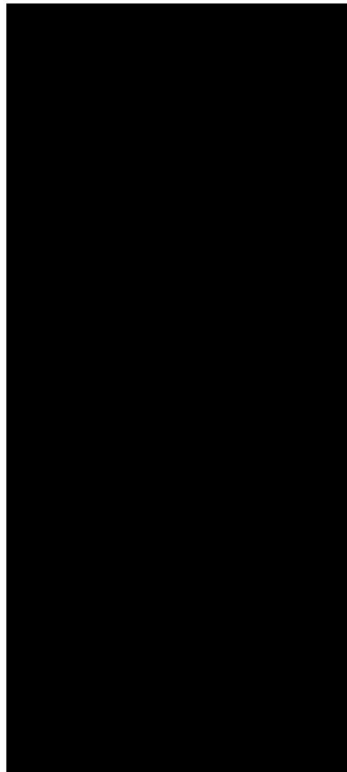
Nicky-
Yes I can confirm for the
avoidance of doubt that this
application no
longer proposes anything to
the boundary with Millfield
Lane. Any changes along
Millfield Lane will be dealt with
under a new application after
consultation with officers; I
understand the intention is to
realign levels to allow easier
wheelchair access.

The application ref
2019/2584/P as revised
now only relates to Fitzroy
Park and this is at present
their priority to allow disabled
access from this road.
I hope that clarifies matters.
Thanks.

Charles Thuairé
Senior Planner

Telephone: 020 7974 5867

<image013.png> <image014.
png> <image015.png> <imag
e016.jpg>



Subject: Re: 2019/2584/P - WATER
HOUSE BOUNDARY WITH
MILLFIELD LANE

Dear Charles,

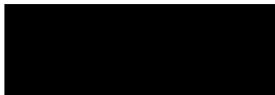
Thank you for your email.

If, as I understand from your explanation and the drawings, the proposal is to restore the boundary between the Water House and Millfield Lane to exactly where it was before the refurbishment/reconstruction commenced, then the KLPA will be content to withdraw its objection, subject to confirmation of the following:

- The height and character of the fencing, any trelliswork and the gate(s) will be in keeping with the existing character of the lane and boundary treatments (i.e. natural wood of simple design) and the same height as it was before.
- That there will be no external lighting on the gate, boundary fence and adjacent land and buildings that will spill into Millfield Lane.

If you can assure us on these points then we will write formally to withdraw our objection.

Best wishes,
Nicky Mayhew,
Co-chair, KLPA.



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From: "Thuairé, Charles"
<Charles.Thuairé@camden.gov.uk>
Date: Tuesday, 3 September 2019 at 19:02
To: Nicola Mayhew
<nicky@crucial.tv>
Subject: FW: 2019/2584/P - WATER HOUSE BOUNDARY WITH MILLFIELD LANE

Nicky Mayhew-
As you know, I previously advised you on 27th August that-
'following local concerns regarding the Millfield Lane gates, the applicant has decided to amend the plans and reinstate the gate along Millfield Lane to its original position. I have now put the revised plans on the website.'

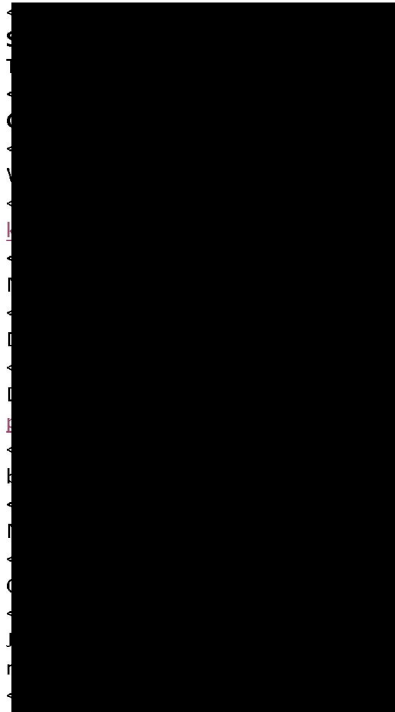
The application is now just for the lift access on Fitzroy Park and associated gate alterations. As your objection was solely for the Millfield Lane entrance works, I would be grateful if you could confirm that you will now withdraw your objection, for the avoidance of doubt, which will allow me to process the revised application under delegated powers.
thankyou

Charles Thuairé
Senior Planner

Telephone: 020 7974 5867

<image017.png> <image018.png> <image019.png> <image020.jpg>

From: Nicola Mayhew



Subject: 2019/2584/P - WATER
HOUSE BOUNDARY WITH
MILLFIELD LANE

Dear Charles,

As co-chair of the KLPA, I am writing to express our strong objection to the proposed changes to the boundary and entrance gate from The Water House on to Millfield Lane.

The Community Working Group (of which I am a member) has previously discussed and agreed the need to preserve the existing arrangement whereby the gate is set back from the lane. In spite of this, the current drawings show the gate positioned on the boundary line itself. This is unacceptable to KLPA members as it would place all swimmers using the main gate to the pond (directly opposite the Water House entrance) as well as the hundreds of other pedestrians (many of whom are children), runners, cyclists and dogs using

Millfield Lane on a daily basis, at risk from vehicles both emerging from and entering the property.

With the gate positioned on the boundary it will be impossible for a driver exiting The Water House to check that the way is clear before entering the lane itself. This means that the nose of the car will be in the lane before the driver can know what is coming from either direction, which may well be too late to avoid an accident. I assume this is why all the existing vehicle entrances on Millfield Lane are set back from the road.

When entering the Water House from Millfield Lane, the driver will be able to see other road users but will not be able to avoid obstructing their path while waiting for the gates to open.

As an integral part of Hampstead Heath and a major route across it, Millfield Lane is used by thousands of people on foot and bicycles throughout the year, in all weathers and light conditions. Although the traffic marshalls employed by the Water House construction team have been rightly praised for their excellent work, the increased volume of construction and associated traffic has already changed the character and feel of the lane.

We call on all parties involved to work towards restoring and then retaining the rural nature of the lane. We note and welcome the commitment to replace the existing boundary fencing with like-for-like treatment and trust that it will also be planted sympathetically to restore its green and rural character. We also look forward to receiving confirmation that any exterior lighting within the boundary of the property will be designed to ensure that it does not spill out into the lane.

Please feel free to contact me if you have any questions about our position.

Regards,
Nicky Mayhew,
Co-chair, KLPA.

Nicky Mayhew



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