

Mr & Mrs P Bier
3 The Hexagon
Fitzroy Park
London N6 6HR

15th July 2020

Planning Appeal July 2020 relating to proposed development at 5 The Hexagon, Fitzroy Park, London N6 6HR

We are neighbours at no.3 The Hexagon, we share access to a single lane road into the small close with 3 further houses. Mr Philip Bier and I are not opposed to the redevelopment of 5 The Hexagon by Mr and Mrs Munro-Peebles and welcome the improvements and design they have submitted. However, as we live in very close proximity, we want to receive the assurance that any damage caused to our property and shared communal residents' property is properly maintained and repaired in a reasonable timeframe to a very good standard and paid for by the applicant. We have read the draft CMP proposed by the applicant but find it inadequate in properly addressing our concerns in relation to enforcing any disruption and repairs in a reasonable time frame. This includes damage caused to road surfaces and trees to Fitzroy Park and The Hexagon.

We would like to see more detail in the CMP relating to the following points:

- Frequency to site and off site of deliveries and skips
- Weight of vehicles in relation to preserving the road surface and tree roots
- The proposed movement of vehicles around narrow access points when entering and leaving along Fitzroy Park and into the Hexagon
- Reassurance from the applicant to properly enforce disruption and noise disturbance to all neighbouring properties
- Keeping No 3 Hexagon informed, if due to unforeseen circumstances the building project over runs the proposed 40week programme and the implications on the neighbours that this will cause.

Kind regards

Emma and Philip Bier