

Westwind
Fitzroy Park
London
N6 6HT

28th September 2020

Rachel English
Planning Officer
Camden Council

Proposed development at 55 Fitzroy Park 2018/3672/P

Dear M/s English,

We have watched the discussion on this proposal with interest, and have read all of the objections and documentation. We are 25 year residents of Fitzroy Park, and members of the Fitzroy park Residents Association. We do not however agree with their very detailed objection. It seems to us that the specific planning merits of this proposal will form your recommendation. However, before considering these, it is important to consider several points:

At some stage the existing property will either be sold or redeveloped. So the first question is whether or not this site is designated as "never" to be developed. Many of the objections raised seem to be aimed at stopping any development rather than just this proposal.

If development is to be allowed, the question of what development may be appropriate arises. The current proposal is for 5 houses which are of a size and scale that match others in Fitzroy Park. The development appears to us to be a smaller and less dense development than any of the other three large developments in the road, Fitzroy Close, The Hexagon, and Highfields Grove. So if development is in fact permissible for this site, then the current proposal is proportionate to other developments in the road.

The two families proposing this development have both lived in the road for decades. Of all potential applicants they have a very clear and potentially sympathetic view of the delicate balance between the heath, ponds, and housing in this very special place. Whether one accepts their proposals or motives this statement cannot be made about any other prospective developer of this site.

Mr Springer recently demolished and rebuilt his existing home in Fitzroy Park. From the outset he committed to manage the traffic, impact on services, his immediate neighbours and to complete the works within 12 months. He is the only person in Fitzroy Park to have:

- delivered his project on time
- delivered a major project within 12 months
- managed not to impact services in any way

He is also one of a very small number who have communicated with near neighbours in a very open way and minimised disruption. If one could choose anyone to undertake a development in Fitzroy park, Mr Springer ought to be the first choice.

So if the proposals meet the planning requirements, we wholeheartedly support this proposal.

Yours sincerely,

Christine Lake & Vaughan Thomas