

I represent **16** households within Fitzwarren Gardens and Whitehall Park with this agreed objector statement. Our objection is supported by the **Whitehall Park Area Residents Association**.

Our primary objection: Loss through building on garden land

The development would result in loss of an established green garden area of Fitzwarren Gardens. These gardens with their mature trees and shrubs contribute immensely to the distinctive and leafy appearance of our historic street and are integral to the Whitehall Park Conservation area.

The garden loss fronting Fitzwarren Gardens would be greater than the visible building footprint due to the basement that extends beyond the front of the building, with ground level light wells. *Seven* healthy, mature trees would be removed - to be replaced by a single tree and shrubs.

The National Planning Policy Framework emphasises preservation of garden land as valuable green 'breathable' space and deters cramming with new dwellings. The long-established street view of *our* green space would be permanently altered contrary to a baseline objective of **Islington Council's Sustainability Appraisal & Development Management Policy**. These documents acknowledge proven links between nature, conservation and well-being. Given our proximity to the Archway Bowl, *we need* our gardens and healthy, mature trees to maintain our amenity and air quality.

The garden land that would be lost is highly visible, in the middle of a sharp bend in Fitzwarren Gardens. Putting a house here would equate to 'significant loss' under **Development Management Policies, in particular DM1, 2 and 3**, and fail to 'conserve and enhance' the local character and distinctiveness of our area.

The Islington Annual Monitoring Report shows the borough is delivering *in excess* of its housing targets through carefully managed development of 'brownfield' sites - so there is *no need* to lose established garden space for new building.

Our secondary objection: Incongruous design and build

The proposed new-build lacks 'high quality and contextual design' and would cause *unwarranted* harm to our conservation area. The flat roof form and basement light-wells are completely out of character with Fitzwarren Gardens. Its juxtaposition with the flat roofed, box-like neighbouring garage that would be exposed on one side and a similarly profiled garage at the front of the 1960s house at 32 Fitzwarren Gardens on the other would create a multiple box effect. In the context of our Arts & Crafts enclave in Fitzwarren Gardens, built before 1915, to the front, and Victorian houses in Whitehall Park to the rear, this would look like inappropriate infill.

Conservation Area Special Policies, in particular **7.9 & 7.14** would be devalued and neighbouring properties amenity damaged through loss of light, privacy to bedrooms and pleasant outlook. Overall, we think this development would *significantly* detract from the character of Fitzwarren Gardens and our conservation area. **In summary**, we think the application fails to respect protections within the relevant legislation and policies and we respectfully ask this application be refused.