

From: CAAC Comments Form [REDACTED]
Sent: 15 March 2025 17:12
To: Planning; Dawn Allott; Derek Gomez; Tuhinur Khan
Subject: CAAC Consultation Comments Received

Camden Council

Hi,

Someone submitted an entry for the CAAC Comments form form in the Camden Council site.

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Here's what **Someone** entered into the form:

Enter Pin

[REDACTED]

Application ref.

2025/0852/P

Site Address

100 Avenue Road London NW3 3HF

Development Description

Variation of conditions to planning permission ref. 2014/1617/P (for demolition of building and provision of a mixed-use residential-led development, as allowed at appeal ref. APP/X5210/W/14/3001616 on 18/2/2016, and as amended by permission refs. 2016/2048/P, 2018/4239/P, 2019/1405/P, 2022/1609/P and 2024/5432/P) to secure alterations to the external appearance; internal residential, commercial and community space layouts;

housing and affordable housing provision; cycle and car parking; hard and soft landscaping, and other associated amendments.

Planning officer

Christopher Smith

Advisory committee

Advisory committee

Please send your comments by:

2025-04-06T00:00:00.000

About your observations

When making your observations please consider the impact the proposals will have on the character and appearance of the conservation area. This will usually be related to physical changes but can include use of buildings. The character and appearance of the conservation area is set out in the conservation area statement it may be useful to refer to it to support your comments.

Please choose one

Objection

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

Objection

The ground floor accommodation in both buildings should be kept as open as possible to reduce their weighty appearance.

The wind micro-climate assessment report relates only to the buildings and not to the surrounding pedestrian spaces. It is well known that tall buildings produce uncomfortable winds at ground level. The red cladding on the tower block would make an unacceptable contrast with the sky. Most of the nearby tall buildings are pale in colour.

Para 7.3 of the Transport Assessment states that "Servicing activity at the site will be managed to ensure deliveries do not occur at ground floor level during market operational hours on Eton Avenue.

Deliveries will make use of the basement car park, where a servicing bay has been provided. Deliveries by vehicles larger than 4.6t panel vans will take place at ground floor level accessing via Eton Avenue.

This activity will be programmed to avoid market operation hours of 10:00-17:00." Vehicles larger than 4.6t presumably include delivery vans, furniture removal lorries and emergency vehicles. Emergency vehicles will need to come and go at any hour, audiences will be arriving at the Hampstead Theatre after 17:00 hours and pedestrians will be using the footpath leading to the library at all times. The proposed arrangement is unworkable. The change from rent to sale in the tower block is likely to lead to empty second homes and a smaller sense of community.

The balconies have been reduced in size, presumably to accommodate the second staircases.

Provision for The Winch across five upper floors is unsuitable for small children and buggies. The developer should upgrade The Winch's current accommodation in Winchester Road which has a secure ground level external play space next to the park and the library.

David Thomas
Chair
BCAAC

Do you want to attach any files?

No

Attach files

To receive a confirmation email, enter your address below:

bcaac@belsizeconservation.org.uk

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