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**From:** Shelley Katz [REDACTED]  
**Sent:** 04 April 2025 11:02  
**To:** Christopher Smith  
**Cc:** Planning  
**Subject:** 100 Avenue Road 2025/0852/P

[REDACTED]

To the Planners:

I live in Eton Avenue 130 yards awa from the proposed development and I object to this application on three grounds:

- 1) The vastly increased number of housing units
- 2) Unsafe and inappropriate transport access plan and routes for servicing the development
- 3) Sales of residential units

1) This is a residential area. The increase of 53 units – a 29% increase - over the approved scheme would place additional strain on the already taxed public services. The roads are jammed, noisy and polluted as it is.

The additional number of residents will place increased pressure on the local utilities and amenities such as transport, parking, doctors surgeries and schools.

2) Transport, particularly the servicing of the site across the public area would be dangerous

as well as destructive to the local environment and important community amenities. It is used for leisure and a bustling market place. It will impair access for the garden playing area, the tube, busses, shopping, Hampstead theater and students of the Central school.

3) Sales of these flats which will be marketed through China, Singapore etc will bring in investors money merely as a parking place for it. These residents will have no interest in the future and preservation of our historic area.

Please refuse this planning application.

Shelley Katz

56 Eton Avenue