

From: Nina Glass

Sent: 04 April 2025 18:16

To: Christopher Smith; Planning

Subject: OBJECTION: 100 Avenue Road 2025/0852/P

Dear Mr. Smith and Planning Team at Camden,

I am writing with objection to the proposed 100 Avenue development.

I understand the interest that developers have to push the envelope and see what they can do to make the most out of a development and serve not only the interests of the community but also the interests that they have. I understand that there needs to be a balance.

This said, I have concerns:-

- 1. I see that there has been a gradual creeping of the size and scale of the development, with there now being an extra three stores and 53 unit put in the mix. This is a grave worry given the issues associated with delivery and commercial servicing to the residents of the site. Indeed, even before the addition of these stories and units therein, there was a grave concern about the access / egress route for the delivery and servicing and this only compound the concern.**
- 2. Already the site it huge and I have to state a strong objection to the notion of a brick style cladding. This is an eyesore, definitely not in keeping with the area, and making what is already a huge building look even more imposing and objectionable than it already might be.**
- 3. I have noted that there is a combining of “social rent” and “affordable rent” in the unit listing, rather than Regal being clear about what units (and how many, specifically) are allocated as “Social rent” and what units (and how many, specifically) are allocated as “affordable rent.” The demarcation and delineation is important. We need to ensure that each are at levels in numbers of units that are reasonable and fair and this ‘hedging’ of information is shameful, lacking a transparency.**
- 4. Re transparency, I am disappointed to see that within the CMP, there is a lack of clear resolution on all the information shown and I object to**

that. Assuredly all information must be show accurately and so that all can see it.

5. Stakeholders to the development should reflect the Market as a prominent Stakeholder to the development.

Thank you.

Nina.

Nina Glass

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