

From: Chottu Khanna

Sent: 16 April 2025 13:04

To: Christopher Smith; Planning

Subject: 100 Avenue Road 2025/0852/P

I would like to object to the new proposal for 100 Avenue Road

1. The change of the façade from high quality, light coloured stones to red brick would ruin the look of the area as it would dominate the skyline and not be in keeping with the general character of the area. The council itself has realized this as it has covered the high rise chalcot estate in a lighter colour. We should not make an exception for 100 Avenue road
2. The delivery and waste management proposal to use Winchester road and the market area, would create congestion in an already crowded area with 5 schools in the near vicinity. Regals plan seems to indicate an additional 30-40 deliveries a day – a number that will be much higher as residents use online grocery and shopping services. Any access to this building for any purpose should be from Avenue road
3. On the construction management plan, Please request that Regal update their CMP to reinstate the Market as a prominent Stakeholder and delete the Winchester and Market vehicle routes from the CMP. Also, not construction traffic should be allowed on market square as it would hamper access to the Eton Avenue exit for Swiss cottage station.
4. I am also concerned with the increase in 53 units as this would put further pressure on the area. This should be refused.

I also hope that the council will continue to maintain s106 Agreement that disallows parking permits for 100 Avenue Road residents. There is already a shortage of parking spaces on the local area- including Eton Avenue, Strathray , Crossfield road , Fellows Road , Lancaster Grove and Adamson Road. Adding another potential 250 cars would be like very difficult for those of us who already live in the area.

Given the history of this site – both with Essential Living and Regal, it is clear that they do not have a commercially viable proposition that works for the area and for Camden, The approval to build should, ideally, be withdrawn.

Regards