

**PAUL ANNETT**  
**10 St Anne's Close, London N6 6AR**

July 27<sup>th</sup> 2014

Ms Amanda Peck  
Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1 8ND



I strongly oppose the proposed development plan for Swains Lane.

Dear Ms Peck

I have read the Development Control Committee's report with reference to the redevelopment of Swains Lane with increasing concern as it might be interpreted as an almost "Done Deal".

To identify several points:-

2.1 Three stories still indicated. Residents of Church Walk AND Houses 9,10 of St Anne's Close (which seems to be permanently ignored, we overlook the back of the proposed development and my present tranquil garden balcony view would be obscured by three stories)

Two stories maximum should be considered. The Church covenant of 1928 stipulating commercial use only appears to have been ignored.

2.2 The design is hideous with more than a whiff of the worst of the so called "Contemporary" designs of the 60's/70's which clutter London like a terrible warning. The contrast between the fake concrete beam/Tudor design of the adjoining building will be even more marked than the original attempt at "Classical".

2.4 We should wish to see the amended CGI regarding colour changes of the brick. Any shade must be an improvement! Incidentally, would the "Artist" kindly refrain from adding fully grown trees in spaces where there are none and would take ten years to grow to the indicated size!

3.5 Carob Tree. The apt phrase used by the Inspector "strong feeling of expansive openness" is well said and describes exactly what shall be lost as viewed from Church Walk and South St Anne's close.

In fact the feeling of we the residents is reflected over and over in points:-

4.2

4.6

4.8 i.e The destruction of the open easy feeling of Swains Lane as referred to correctly in point (b) re page 469's CGI.

Additionally, Traffic is already chaotic and actually dangerous. The speed at which people hurtle around the corner from Highgate West Hill into Swains lane is a serious accident waiting to happen. I personally know two people who have been brushed by vehicles. Cyclists too travel far too fast.

This hazard will certainly increase with the added congestion not to mention the probable two year period of construction workers/lorries/delivery of building materials/dust etc!

Finally a point brought up by Miss Patricia Thompson a neighbour in Church Walk.

Garbage!

In that small space that we should overlook there will be five car park spaces for seven flats. Good luck trying to turn around! Where will the wheely bins reside? They are not small and seven will take up a considerable space. Cars will inevitably knock them, probably over and we shall have an unsightly aspect, smell and probably vermin to contend with.

I should like to say that I agree completely with the views expressed in the correspondence sent you from :-

Miss Patricia Thompson of May 28<sup>th</sup> 2014

Mr Robert Shoenbeck of July 14<sup>th</sup> 2014.

And wish to reiterate my own comments sent you June 6<sup>th</sup> 2014.

Yours faithfully



Paul Annett.