

[REDACTED]

**Sent:** 23 November 2014 20:39  
**To:** Planning  
**Subject:** Application Reference: 2014/6672/P- [REDACTED]

Flat 6, Hepworth Court  
56 Aspern Grove  
Belsize Park  
London  
NW3 2BX

Dear Sally Shepherd,

Regarding Application: **2014/6672/P**  
Associated Reference: **2012/5391/P**

Please accept my comments regarding the proposed planning application for 192 Haverstock Hill, London NW3 2AJ:

I wish to **oppose** this most passionately; my reasons are as follows:

The ground footprint would make this already cramped and limited space even more congested: there is barely a space of three meters of narrow roadway between the side of Belsize Park tube station and the proposed six level (five storeys plus basement) building.

This narrow thoroughfare is being used as a *cul de sac* road for the members of the adjacent tennis club, most of whom are drivers of enormous vehicles - at times the clogged traffic can resemble a traffic jam on the Euston Road, with parents picking up their children as well as other drivers who use the parking space for the courts.

But it (the thoroughfare) is also used extensively by pedestrians who use the route through the Estate and Woods to travel between the Underground Station and South End Green/ Hampstead Heath Overground station - this is in addition to being used by the residents of the Estate, such as myself: there is no sidewalk/ pavement area for the beginning of the road as well as having a "blind side" for both drivers and pedestrians turning into the side street - so it is already a hazardous journey, especially for the elderly, children and the disabled, who number many of the current users. Finally, the roadway is used by Camden Council services itself, such as tree trimming services (the large cherrypicker), roadworks and recycling bin collection lorries, etc. This is unacceptable extra pressure on already meagre space usage.

So, safety is a major issue of great concern - as the new taller building will create two blind sides, both on the left and right sides of the road entrance, with no off-road walking access.

Next, there is the issue of the sheer size of the building, so close to the solid blank wall of Belsize Park Underground Station on the one side and the (current windowed) walls on the side of the apartment block, Allingham Court, against which it will abut. Already, noise from the residents of the higher floors of Allingham Court ricochets off the hard wall surface of its neighbour creating an amplification chamber - with these proposed new storeys, even closer to the tube station walls, this echoing noise will be exacerbated to an unbearable level of noise.

Visually, positioning a high building in such close proximity to the (Underground station building's) side walls will create an oppressive, slum-like effect and block out the light and space that presently exists.

There are also practical considerations causing alarm bells to ring in this proposal, like the issue of space for waste and fire-escape entrance at the back of the building: there is presently an extremely small space which existed for two general waste bins as well as for the purpose of quick deliveries to the former small shop and florist. With both retail space as well as five self-contained apartments proposed, this would be an additional unacceptable burden to an already tiny space and would negatively affect the neighbours' quality of life.

The problem of the proposed basement space is another red flag: the Housing Estate has had serious problems of subsidence (the original building-work failed to take into account various problems of former streams and issues from a historic cement factory once working on the site) - drainage problems have caused serious flooding for several of the residents on numerous occasions, as Camden's records will attest. Burrowing down so close to the Underground Station, the Air Raid shelters as well as the dubious moving earthworks will cause a much higher risk of subsidence to the neighbouring buildings, including the one in which I reside, as well as potential flooding and earth collapses. This is not pie in the sky scaremongering, as you must be aware - ask Will Self, the writer, will tell you: his home in Stockwell recently came tumbling down recently, according to engineers, due to foundations moving due to drilling to make basements in the area.

Finally, there is the issue of the general aesthetics of Haverstock Hill and the Belsize Park neighbourhood as it is: the area prides itself on stately, dignified buildings set back from a generous boulevard: building this structure cheek by jowl with Allingham Court and almost touching the iconic Leslie Green-designed 1907 building housing Belsize Park tube, is contemptuous and antipathetic to the beauty of the surrounding architecture.

Thank you for your kind attention. I would appreciate your confirmation of receipt.

Yours sincerely,

Mr. Harold Horwitz.