

Jeanne Howe MA, 7 Garnett Road, London NW3 2XN

Submission of planning request by developers Fairview Homes and London Borough of Camden elected members referring to Lawn, Upper Park and Fleet Roads junction

This development will impact on the area beyond its own perimeter to an enormous extent with up to 7 stories housing 70 plus luxury flats There are numerous issues, including the following:

- 1 a lawful and well used right of way has been entirely ignored;
- 2 there has been no lawful consultation with affected parties (although some of the land has already been purchased by the developers) but only poorly publicised and inaccessible meetings giving limited "information" with inadequate answers to questions from those brave enough to attend;
- 3 in view of the serious and extensive flooding of this area in the 1980s, including houses in Garnett Road and local amenities, it is not only appropriate but essential that information and plans of both surface and underground drainage systems and the plans indicating provision of necessary services for this sizeable development (blocks up 7 stories with 73 units) must be provided and relevant professional officers available for questioning at local (and properly/widely publicised) meetings;
- 4 a range of local amenities have been lost and buildings have been allowed to fall into disuse and disrepair despite having had a considerable amount of time and effort of a local residents' committee, Councillor Gerry Harrison and with Council funding, to set up the well-used community centre (classes, mother and baby groups, elections, meetings etcetera) also an outdoor play/football area for children and young people, 6 outdoor parking and up to 48 covered car parking spaces available for rent, parking for vehicles serving residents of Palgrave House (plumbing, general repairs etcetera) the section of Upper Park Road between Garnett Road and Palgrave House has not been surfaced as has the rest of Upper Park Road to Haverstock Hill for some years despite attention having often been drawn to it;
- 5 the proposed heights of these buildings will compromise day- and sun-light provision to residents in flats and houses in Upper Park Road;
- 6 local schools are already said to be oversubscribed;
- 7 there are already problems finding parking for visitors to local residents;
- 8 this is to be a gated development, are we really so awful that the new residents need protection? This could not be more divisive, which I am sure is the exact reverse of London Borough of Camden policies.

I look forward to hearing your comments

*May I suggest that any future meetings, as we do not have access to our own community centre, be held at the meeting room at Russell Nurseries Estate, Haverstock Town Hall or, bookable meeting room at the Stag Public House*