



For the attention of Mr Rob Tulloch, Planning Officer, London Borough of Camden

Date: 29 January 2015

Dear Sir,

I object to Planning Application 2014/7778/P on the following grounds:

1. Loss of light to/overshadowing and/or heightened sense of enclosure of Streatley Place, at one of its narrowest points, given the height of the proposed design and the replacement wall which will serve as the site's boundary with Streatley Place.

2. Failure to preserve or enhance the Conservation area. The proposed design is not in keeping with other buildings in the area and, in my view, is obtrusive and dominating in aspects of its look.

3. Intensification of use. In my view, the proposed 'hotel' use is unsuitable for what is principally a quiet residential area. There is a risk, with any form of transient occupancy, of noise and/or nuisance.

4. The Construction Management Plan does not, in my view, adequately address the very real constraints of accessing the site or accommodating a site office/compound and appears in its current form to be in many respects aspirational. By way of example only:

a. Streatley Place is a narrow pedestrian lane, which mainly serves the New End Nursery, the New End School and a number of residential dwellings.

b. Boades (not Boardes) Mews is also a pedestrian lane, only slightly wider than Streatley Place. It is difficult to envisage from the materials provided by the applicant how it could accommodate a site office or compound without obstructing or at least significantly impeding pedestrian access.

c. That part of New End, which the Construction Management Plan proposes that "[l]arger delivery vehicles would back down New End to avoid turning at the junction with Streatley Place" (section 7.0), is a narrow road, on a slope with parked vehicles on both sides of it. It leads into an even narrower section of road (which is presumably why there is a need for larger delivery vehicles to back down this part of New End). No real consideration is given to how traffic management would operate in practice, especially if there are other construction works taking place at the same time in the vicinity. More significantly, no indication is given of the anticipated number of vehicle movements which may be required in this constrained area.

d. It is proposed that materials will be moved from a proposed off-loading compound in New End to the site on "trolleys". No indication is given of the size of the trolleys that would be used, of the number of trolley runs that would on an average day need to be made up and down Streatley Place and what amount of noise and wear and tear the use of trolleys might cause.

In any event, it is incumbent upon the Council to ensure that it assesses the Construction Management Plan in combination with any other developments which may be proceeding in this constrained location.

I should be grateful if you would please record my objection and notify me, in advance, of the Committee hearing date for this Planning Application.

Yours sincerely,

Gillian Dobby

14 Streatley Place

Hampstead

London NW3 1HZ