
From: [REDACTED]
Sent: 20 August 2015 21:18
To: Mutasa, Tendai
Subject: Planning application 2015/3753/P - 36 Flask Walk, NW3 1HE

Re Planning Application 2015/3753/P - 36 Flask Walk, NW3 1HE

Dear Ms Mutasa,

We are writing to object to the above planning application for a basement and light-well extension to 36 Flask Walk. We live in Lower Terrace and walk through Flask Walk almost every day on our way to and from the heath with our dog. Our objection to the application is based on the fact that Flask Walk is an entirely unsuitable location for a development of this kind.

We understand that the process of excavation and construction of the proposed basement is scheduled to take over four months to complete. Flask Walk is a narrow street bordered one side by a raised pavement which is accessed from the roadway by quite steep flights of steps that are located at intervals along the street. People with limited mobility find these steps difficult to negotiate. On the other side of the road, where number 36 is sited, there is a very narrow stretch of pavement which, at certain points, is little more than one paving stone wide. Due to the restricted space at this point in the road during the period of the proposed works, presumably, this section of pavement will have to be closed to pedestrians. This will mean that anyone wanting to walk down Flask Walk will have to use the raised pavement on the other side of the road. At certain times of day, even now, this is often crowded and difficult to pass along due to the fact that many of the parents and pupils of New End Primary School in Streatley Place use it as a through route to and from Heath Street and Hampstead High Street. In addition, because Flask Walk is one of the most picturesque streets in Hampstead many tourists gather on this side of the road to admire the streetscape and take photographs. If the opposite pavement is closed for any length of time the problems now faced by those who need to pass freely and quickly along the street will be exacerbated.

Apart from the issue with access to the pavements, the proposed development will inevitably cause severe problems with traffic flow in the neighbourhood. In recent years there have been a number of occasions when Flask Walk has had to be closed to traffic due to severe subsidence of the road surface caused by leaking water mains. It is almost certain that vibration caused by the frequent passage of the heavy vehicles required for the construction work will cause this problem to recur. On the last occasion that the road was closed (for nearly three months) the surrounding streets were jammed with cars and delivery vehicles trying to find an alternative through route to Heath Street.

But even when the road is open to traffic lorries and delivery vehicles often have difficulty in passing through the narrowest parts of the street – particularly the bend in the road at the junction of the non-pedestrianised section of Flask Walk and Back Lane. Indeed, within the last couple of years a number of delivery vehicles have become jammed against legally parked cars at this location. Because of the problems of traffic flow in the street Camden carried out a survey which has resulted in 6' (1.85m) width restriction notices being erected at the Willow Road/Well Road entrance to Flask Walk. However, according to the Construction Management Plan all the quoted lorry width specifications are wider than the signage permits and the road width allows. This will inevitably mean that residents and visitors cars will sustain damage during the period of the construction work

For all the above reasons we believe that the application should be rejected, and we urge Camden to do so.

We would appreciate your acknowledgement that this letter has been received.

Yours sincerely,

Dr Christine and Mr Damian Pullen
2 Lower Terrace, NW3 6RG

The Woman Who Dared: A Biography of Amy Levy by Christine Pullen