

BELSIZE RESIDENTS ASSOCIATION

COMMENT ON PLANNING APPLICATION IN BELSIZE PARK

DATE: 8 February 2016

re: Britannia Hotel Primrose Hill Road London NW3 3NA

FAO: Planning officer Rob Tulloch ref 2016/0178/P

Dear Rob

Hope that you can include comments on this application from the BRA as you consider this application.

The proposal asks for approval to: “Extension at lower and upper ground floor levels to provide an additional 21x hotel rooms”.

Previous expansions of the hotel, such as 2004/3163/P, have increased the scale of the hotel at the front, facing away from the residential area and without using the ribbon of land around the building. This proposal builds on the back, taking up the road space currently used for parking and service access. This area of space also acts to reduce impact on neighbours as part of a strip of land that currently surrounds the hotel. Residential blocks neighbour the development site.

We have looked at the transport assessment and feel the picture portrayed does not tally with the congestion observed in the vicinity of Englands Lane at peak time and parking pressures in the summer months. Further, the assessment does not characterise the current use of the space to be built on (it clearly is used!). Finally, the height restrictions to access – which effectively force service access to impact on the public highway – must be seen as a design failure of the current building. Any redevelopment is surely an opportunity to improve access and not place more stress on the road system.

We therefore believe that the proposal at odds with the guidance in CPG1, CS14 (promoting high quality spaces) and CS5 (managing the impact of growth and development).

We object to the proposal.

Belsize Residents Association

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