

From: Judith Nasatyr [REDACTED]
Sent: 03 May 2016 11:35
To: Phillips, Kate
Subject: planning application ref:2016/1480 relating to original application 2014/6672/P

As a longterm resident in Belsize Park (49 years) I write to object to this planning application made by Sainsbury's.

1. Access to The Russell Nurseries Estate and beyond

The traffic of vans, lorries and other machineries etc. coming and going through the narrow alley has made the situation precarious and could prove fatal. The work to dismantle the burned out building has been hazardous and has been dangerous for all involved, not only the members of the tennis club. Particularly for the juniors; they are running daily tennis camps for many groups of children – sometimes up to 80 children per day.

2. Deliveries and Waste

- There is no space provided for deliveries to the store. This is a challenge for many similar chain convenience stores in Camden (and highlighted in the campaign against Tesco opening across the road from this site) - large delivery vehicles deliver multiple times a day and sites like this are totally unsuitable for this type of use. In this site, the delivery trucks will either need to block the entrance to the Estate or Haverstock Hill itself.

3. Existing Food retailers

- The area is served by three healthy food independent retailers - we do not need another retailer, one that will probably threaten the viability of one or more of the existing retailers (see point 9 below).

4. Alcohol

There are already a number of stores and restaurants on Haverstock Hill with alcohol licences, we do not need another. Especially given the proximity to the St Mungo's hostel for recovering alcoholics at 180 Haverstock Hill.

5. Litter

- The experience with other multiple owned convenience stores in Camden is that they create significant additional litter problems and that they often use pavement and other public spaces to store their delivery cages as these small sites never have enough storage space.

6. Noise

- 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.

7. Aesthetics

- 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.

- This development is now a far cry from what was promised to local residents when the scheme was initially granted planning permission. How as local residents can we ask the developers to honour the initial promises they made?

8. Affordable Housing

- What are the provisions in this development for affordable housing or if not on site, what contributions are the developers making to affordable housing in nearby areas?

9. Contradiction with Camden Policies

- Camden has a number of policies that this proposed development would contradict - these include the following extracts from **Camden Local Development Framework - Camden Development Policies**

1 DP10 - Helping and promoting small and independent shops

DP12 - Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

12.5 New shops, service, food, drink and entertainment uses can add to the vitality and vibrancy of Camden's centres and local areas. **However, they can also have other impacts such as diverting trade and displacing existing town centre functions.** As a result, the Council will seek to **guide such uses to locations where their impact can be minimised.** When assessing proposals for these uses **the Council will seek to protect the character and function of our centres and prevent any reduction in their vitality and viability** by requiring sequential assessments and impact assessments where appropriate (in accordance with Planning Policy Statement 4 *Planning for Sustainable Economic Growth*), and through implementing this policy.

12.6. **The Council will not grant planning permission for development that it considers would cause harm to the character, amenity, function, vitality and viability of a centre or local area.**

DP26 - Managing the impact of development on occupiers and neighbours

26.1. **Camden's Core Strategy seeks to sustainably manage growth so that it takes place in the most appropriate locations and meets our needs while continuing to conserve and enhance the features that make Camden such an attractive place to live, work and visit** (see policy

CS1). Promoting and protecting high standards of amenity is a key element in this and will be a major consideration when the Council assesses development proposals. Policy DP26 contributes to the implementation of the Core Strategy by making sure that the impact of a development on occupiers and neighbours is fully considered.

DP26 – Managing the impact of development on occupiers and neighbours

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.

Noise and vibration

26.5. Noise/vibration pollution has a major effect on amenity and health and can be a particularly significant issue in Camden given the borough's dense urban nature.

DP28 – Noise and vibration

The Council will seek to ensure that noise and vibration is controlled and managed

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measures are provided.
