

From: Sarah Curl [REDACTED]
Sent: 03 May 2016 14:11
To: Phillips, Kate
Subject: Camden Planning Application Reference: 2016/1480 relating to original Planning Application 2014/6672/P

I wish to register an objection to the above application by Sainsburys.
I am sending this from my office email address but I am a resident at NW3 2UN, and so am objecting in a private capacity.

I object on the following grounds:

1. Access to The Russell Nurseries Estate and beyond

- The revised plans remove the proposed pavement between the retail space on the ground floor and the access lane.
- This narrow thoroughfare is being used as a *cul de sac* road for the members of the adjacent tennis club, most of whom are drivers of enormous vehicles - at times the clogged traffic can resemble a traffic jam on the Euston Road, with parents picking up their children as well as other drivers who use the parking space for the courts.
- Safety of the route with no pavement extensively by pedestrians who use the route through the Estate and Woods to travel between the Underground Station and South End Green/ Hampstead Heath Overground station - this is in addition to being used by the residents of the Estate. There is no sidewalk/ pavement area for the beginning of the road as well as having a "blind side" for both drivers and pedestrians turning into the side street - so it is already a hazardous journey, especially for the elderly, children and the disabled, who number many of the current users.
- 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**

Extracts are below:

1 DP10 - Helping and promoting small and independent shops

10.6 Camden has many individual shops, traditional pubs, cafés and small shopping and service parades, complementing the role of larger town and neighbourhood centres. These provide for the

day-to-day needs of the local population, workers and visitors and help provide locally accessible facilities for people with mobility difficulties. They also play an important social role in the surrounding community, as well as contributing to the character and identity of the local area.

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

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

The Council will ensure that:

- a. The development of shopping, services, food, drink, entertainment and other town centre uses does not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours. We will consider:
- b. The cumulative impact of food, drink and entertainment uses taking into account the number and distribution of existing uses and non-implemented planning permissions, and any record of harm caused by such uses;
- c. The impact of the development on nearby residential uses and amenity, and any prejudice to future residential development;
- d. Parking, stopping and servicing and the effect of the development on ease of movement on the footpath;
- e. Noise and vibration generated either inside or outside of the site;
- g. The potential for crime and anti-social behaviour, including littering;

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.** We consider that harm is caused when an impact is at an unacceptable level, in terms of trade/turnover; vitality and viability; **the character, quality and attractiveness of a centre**; levels of vacancy; **crime and antisocial behaviour**, the range of services provided; **and a centre's character and role in the social and economic life of the local community.** We will consider the cumulative

impact of additional shopping floorspace (whether in a centre or not) on the viability of other centres, and the cumulative impact of non-shopping uses on the character of the 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.** Core Strategy policies CS5 – *Managing the impact of growth and development* and CS14 – *Promoting high quality places and conserving our heritage* set out our overall approach to protecting the amenity of Camden's residents, workers and visitors, a major factor in people's quality of life. **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.** More detail on how to prevent disturbance from noise and vibration, including the requirement for mitigation measures can be found in policy DP28

DP28 – Noise and vibration

The Council will seek to ensure that noise and vibration is controlled and managed and will not grant planning permission for:

- a. Development likely to generate noise pollution; or
- b. Development sensitive to noise in locations with noise pollution, unless appropriate attenuation measures are provided.

Development that exceeds Camden's Noise and Vibration Thresholds will not be permitted.

The Council will only grant permission for plant or machinery if it can be operated without cause harm to amenity and does not exceed our noise thresholds.

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