

From: Janet Suzman [REDACTED]
Sent: 04 May 2016 11:51
To: Phillips, Kate
Subject: Camden Planning Ref: 2016/1480 - relating to Planning Application 2014/6672/P

ATT. KATE PHILLIPS

I am writing to state my objections to the above application, which on many counts is an undesirable addition to Belsize Village.

Large conglomerate superstores should stick to what they are for - provide huge out-of-town convenience stores with parking. Their take-over of crowded London streets with Local versions of the large store is grossly intrusive.

It threatens the existence of smaller local retailers who lack their nation-wide back-up so that they can undercut prices until smaller shops go under against the uneven competition. We have excellent food stores in Belsize and South End Green and don't need more.

The small public access lane to the Tennis Courts is at risk of being narrowed and rendered dangerous if access to builders lorries and later on, delivery trucks are forced upon it. Many children use that access. In any case delivery trucks are a horrible noisy traffic-blocking hazard.

The design has a wall only a couple of feet away from the side windows of Allingham Court - their right to light is being compromised.

There are no indications of affordable housing included in the ponderous design. There should be.

Luxury flats attract luxury cars; Belsize doesn't need more of them.

The digging of a deep cellar right next to the Tube Station's own deep underground is ill-thought out. The high new building right alongside the iconic Belsize Tube listed building is ill-judged.

Primarily, the proposal contradicts the following benchmarks in Camden's Local Planning guidelines: DP 10, 12, 26, 28 - and probably more.

It would appear that the developers are pulling the wool over the Planning Officers eyes; they keep adding bits that were not in the original application. That is dishonest. Planning Officers please wake up.

Refuse permission for the store, insist on adding an affordable couple of flats, veto the deep cellar, obviate the need for delivery trucks and by so doing, serve the community. Be sensible, I implore you.

Thank you,

Kind regards,

Janet Suzman DBE
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