

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3975/P	Mr. S John	Eton Rise London	23/09/2016 23:53:43	OBJ	Why was there no notification for this on Haverstock Hill? I've only just seen a note on Adelaide rd regarding this development. I'm concerned about the effect this will have: i.e. disruptive effect on the local area, roads and tube station. Also I'm concerned about wether this will fit in with the look of the area or just another bland development that seems to be the standard at the moment.

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2016/3975/P	Diane May	5 Eton Villas London NW3 4SX	23/09/2016 11:06:50	OBJ	<p>Objection to the proposed development at 5-17 Haverstock Hill: 2016/3975/P.</p> <p>As a nearby resident on Eton Villas who uses Chalk Farm Tube Station on a regular basis I object strongly the proposals in the following key areas</p> <ol style="list-style-type: none"> 1. The proposal pays no regard to its surrounding context in terms of height and massing and materials. The proposal rises to a sheer height of seven storeys from the back of the pavement on Adelaide Road and Haverstock Hill unlike the existing six storey building which sets back above first floor level in deference to the adjoining historic underground station and the more modest Haverstock school (at approximately three storeys) and commercial properties (many originally built as residential) on the opposite side of the road on Haverstock Hill and Adelaide Road. The five, six and seven storey residential blocks (The Etons) which adjoin the development site to the north on Haverstock Hill are set well back from the road in landscaped gardens and integrate well within the streetscape of the area. By ignoring its neighbours and surrounding context the proposal will create a harmful visual intrusion and discordant note in local views at this important junction and entrance to historic Hampstead. This is contrary to the Design Guidance set out in CPG 1 which commits the Council to achieving 'excellence in design' which should 'positively enhance the character and other buildings immediately adjacent and in the surrounding area, and any strategic or local views.' [CPG 1 page 11]. 2. The proposal will have a seriously detrimental impact on the important grade II listed Chalk Farm underground station. The existing building is set back above first floor level to provide a respectful setting to the two storey station building; the use of dark bricks also blends well with the 'characteristic ox-blood faience facades' of the station, referred to in the listing description as 'among the most iconic of London building types'. The scale, height, massing and materials of the proposed new development make no attempt to 'merge' with or enhance the listed station and will harm the setting of the historic station and will be a jarring note in local views contrary to the Council's guidance and policies set out in CPG1. 3. The proposal will cause the loss of local/community shops. The existing use is a low intensity use with a parade of six independent, local retail uses at ground floor level – a convenience store, off licence, dry cleaners, neighbourhood cafe (now closed) and a local estate agent. These shops have served the neighbourhood for many years and will be a significant loss to the community and character of the local area. The proposal is therefore contrary to Camden's development policies DP 10 which protect and promote small independent shops serving the local community. 4. The lack of any provision for onsite servicing - deliveries and refuse collection - will exacerbate congestion at the already busy junction at Adelaide Road and Chalk Farm Road/Haverstock Hill. The proposal replaces a low intensity use (a police facility for stolen cars) with two seven storey blocks of residential use comprising 77 flats. It is noted that a 'car – free' development is proposed but nevertheless no provision has been made for any on-site servicing to the development and deliveries (to the proposed flats and shops) and refuse collection etc is proposed to take place from Adelaide Road and Haverstock Hill frontages which will add to congestion at this key junction and put at risk pedestrian safety.

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The proposal is contrary to the Council's policies and guidance on a number of grounds in addition to those listed above. I raise no objection to the proposed use as residential but the proposed accommodation fails to meet the Council's standards for overlooking and privacy, internally and to neighbouring property, and insufficient affordable housing is provided. For all these reasons the proposed development should be rejected.

22.09.16

2016/3975/P	Dan Smiles	374 Walworth Road Walworth London SE17 2NF	23/09/2016 13:37:50	OBJ	I have worked in Camden for the last four years. I would prefer it if the facade of the original building was kept and not demolished. This would be more in keeping with the brick work and architecture of the surrounding area.
2016/3975/P	K Sargus	62 Hadley St London	23/09/2016 21:52:29	OBJ	I object to the development plans. On an aesthetic level, I don't believe that the design as it stands adds anything to an area of important cultural significance - it appears to be very similar to many of the developments around Kings Cross and other areas - which is undesirable, do we need more identikit buildings making areas of north London indistinguishable from each other? I'm also concerned about the potential disruption such a large demolition/construction project will cause - both Haverstock Hill and Adelaide Road are major thoroughfares, and the site is on top of a Northern Line tube station which is extremely close to the surface.