

**From:** [Nancy Biggs](#)  
**To:** [TeampNI](#)  
**Subject:** Fw: APP/X5210/W/16/3153454 ( Camden original reference 2015/1444/P)  
**Date:** 26 August 2016 06:32:12

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**From:** [Nancy Biggs](#)  
**Sent:** Thursday, August 25, 2016 6:31 PM  
**To:** [appeals@pins.gsi.gov.uk](mailto:appeals@pins.gsi.gov.uk)  
**Cc:** [jennifer.walsh@camden.gov.uk](mailto:jennifer.walsh@camden.gov.uk)  
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I am a local resident living at 48 Laurier Road, London NW5 1SJ.

I strongly object to the planning application and ask that the appeal against Camden's refusal of the application be dismissed.

This land is a treasured local resource in the heart of a busy part of London, and I believe that Camden has an overwhelming responsibility to protect the open space. Once lost it will be lost for ever.

The land has been designated for the sole use of leisure. The developers are motivated by profit and have no interest in genuinely preserving the community value of the site. There is a real likelihood, which was alluded to by a number of the councillors at the planning committee meeting that the developers are likely to be seeking the permission only so that they can sell on the land at a high level of profit to other developers who will seek to evade even those limited commitments which the current developers have made (eg an additional tennis court.).

The planned development closes off the larger part of the present open space to the community. There is a proposal for a pocket "park" which is of little value together with a gesture to the current tennis club to allow the building of a further court. On the rest of the land will be a dense development of luxury housing, which is not an enabling plan to cover the costs of a genuine open space designated for leisure, but is instead a scheme aimed at at the highest possible profit.

The development as proposed will inevitably be a significant increase in traffic into the area, where already the roads are relatively narrow and, with cars parked on either side, only just manages to accommodate even the current level of traffic circulation.

MBC have failed to ensure that the open space is sustainably managed and maintained for the future for the benefit of the public - which means that in a few years time they could come back with a demand to build more houses on whatever open space is left.

There is overwhelming need to maintain leisure and enhance it in the UK generally and particularly in inner London, which is well publicised and very much part of the government policy. There are many and varied option for sustainable community sport on the open space. The recent success in the Olympics may well generate more interest and more need. The loss of this area by a change of use would be tragic.

I urge the Planning Inspector to refuse the appeal.

Nancy Biggs

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