

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

Mr. Stuart Clapham
Planning Solutions Team
Camden Council
5 Pancras Square
London N1C 4AG

22 August, 2018

Dear Mr. Clapham,

Objection to application 2018/2859/P: 6 Streatley Place

Redington Froggnal Neighbourhood Forum would formally like to object to the application for demolition of the existing workshops & stores and the erection of a 1-3 storey plus basement building with 1st and 2nd floor terraces.

We are dismayed to learn that the applicant seeking to develop a new building at the heart of the Hampstead Conservation Area has not only failed to take account of Camden Local Plan policies, but also of the policies of the recently adopted Hampstead Neighbourhood Plan.

In particular, the application does not meet the requirements for Hampstead Neighbourhood Plan basement impact assessments and the planned depth of the basement is to be more than twice that permitted under Camden's Local Plan.

Redington Froggnal Neighbourhood Forum have similar experience with the development of the former King's College Site of Interest for Nature Conservation, also in proximity to a primary school, albeit situated in a much wider road. Here, air pollution and noise levels were regularly far in excess of the legal maxima, as Camden will know from its monitoring of this construction site. The air quality and noise impacts are likely to be even more serious in Streatley Place, a narrow confined site, and likely to jeopardise the health and wellbeing of children attending New End.

The site is currently home to twelve mature, native species of trees. However eight of these are to be felled to make way for the construction and the remainder are threatened by the proposed works, including one which may "become a nuisance". Trees are vitally important to the character of Hampstead, to the health and wellbeing of those who live, work and attend school in the area, to biodiversity – from birds to butterflies – and to filter air particulates.

It is quite unacceptable to fell trees to make way for development and it is also contrary to best practice (eg Trees and Design Action Group). It should also be noted that the vast majority (75%) of the trees due to be felled, are assessed as category A to C, and we would urge Camden to impose tree protection orders on all of these.

Instead of felling trees, the applicant should be planting water-hungry trees, such as willow, poplar and oak, at this site which lies within 100 metres of an underground watercourse.

We are additionally concerned about the harm to neighbouring Grade II properties and the excessive bulk and massing of the proposed new building.

This proposal demonstrates a complete failure to understand Hampstead's unique characteristics.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

Chair