

THE DALEHAM GROUP

An Association of Local Residents

7 Daleham Gardens London NW3 5BY

5th April 1995

Kind attention Mr. Robert Brew

The Planning Department
London Borough of Camden
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1M8EQ



Dear Sir,

re: 79 Belsize Lane NW3 PL/9500249

We have examined the plans for the above proposal and raise the following objections.

The bulk of the building would be oppressive. It does nothing to enhance the townscape, in fact it would look quite incongruous as it is at the side of a particularly nice terrace of houses which are listed properties.

The provision of 20 parking places for 5 flats is excessive and we anticipate that a number of them would be used by guests staying at the Avoca Hotel. This would create constant coming and going of cars at the garage entrance/exit onto Belsize Lane, at the junction with Daleham Gardens. This is a particularly congested and dangerous position to have a garage entrance/exit.

In support of our view as to the intended use of the car park, it should be noted that the plans show a walk-way through from the garage to the Avoca Hotel at the rear.

In our view the proposals would constitute a gross over development of the site.

This piece of land, which in fact is an extension of the garden of the Avoca Hotel, should be landscaped and used for that purpose.

Alternatively some very small sympathetic development which would enhance rather than detract from the townscape, might be acceptable.

We ask you to refuse permission for the proposed development.

Yours faithfully,


Chairman The Daleham Group