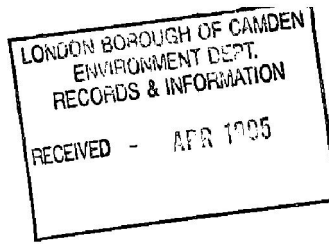




The Planning Department
London Borough of Camden
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1 8EQ




7 Daleham Gardens
London NW3 5BY
Tel/Fax 
3rd April 1995

Dear Sir,

LAND ADJOINING 79 BELSIZE LANE, NW3
REF: PL/9500249

Further to inspection of the above application, I submit the following objections to the proposed development at the address above:

TRAFFIC FLOW

Observation of existing use of the immediate road infrastructure demonstrates that it is presently unable to cope with traffic demands. The burden of the excessive traffic that this development necessarily indicates, will place strains on the system that will render it unworkable:

- 1- The Belsize Lane/Fitzjohns Avenue, Daleham Gardens complex is regularly subject to traffic gridlock at rush hours.
- 2- Belsize Lane and Daleham Gardens are frequently subject to traffic conflicts where the overflow from Fitzjohns Avenue attempts to use these two roads. Vehicles are brought to a halt because the lack of road width prevents two-way traffic flow.

The provision of the equivalent of 4 parking spaces per flat is excessive and as such would impose unacceptable pressure on the already dangerous and congested road junction between Belsize Lane and Daleham Gardens. However, the use of these spaces for the adjacent hotel, which it is understood is their purpose, would create an even greater burden on the problematic traffic flow. Further, it should be noted that development proposals for the site at 40 College Crescent would necessitate parking for the order of 130 vehicles additional to the existing facilities in the area as well as yet more spaces for visitors' parking.

The combined traffic generated by these developments upon neighbouring roads will bring about consequences that can only be seen as a dereliction of duty of care by traffic planning officers should it be permitted.

VISUAL IMPACT

The general aesthetic concept of the proposed development bears no relationship at all to the adjacent listed residential accommodation. It seems to be imposed on its immediate context with no due regard for character or historic reference.

- The ridge, eaves and window heights are not in any perceptible form sympathetic with the Georgian terrace next to it.
- Although similar to other developments in the area, the materials and construction are alien to their listed neighbour, to which a good deal more design consideration is due.
- Its effect is to isolate a fine historic urban element by its clumsy visual interface with it.

As such, this proposal should be the subject of careful rethinking in terms of sensitive design respectful of its context.

Yours faithfully,

