



2 DALEHAM GARDENS
LONDON NW3 5DA

TELEPHONE

David Pike, Esq,
Director, Environment Department,
London Borough of Camden,
Camden Town Hall,
Euston Road,
WC1H 8EQ

LB13

A6

14th April 1995

Dear Mr Pike

Planning Application No PL/9500249/ /67/11/K
Land adjoining 79 Belsize Lane NW3

I have seen the plans for the development of this site.

The site has been an eyesore for a very long time, and the decision to improve it must be welcome.

The present proposal is not very much of an improvement, however, and I am formally lodging an objection on the grounds that it neither reflects nor enhances the quality of the conservation area.

You may care to note that my building directly overlooks the front of the proposed building.

Conservation Area

The design of the frontage appears to be more in keeping with the 'town houses' to the north - a development so massively ill-judged that it would surely not have received planning permission had the conservation rules been in force at the time - than with the very excellent listed terrace to the south. The architecture of the proposal is utterly without merit or distinction. It's not good modern style, and it falls short even of the dismal, half-hearted compromise of [REDACTED].

Planning

The size and importance of the car parking arrangements makes it clear that this is intended to be an extension of or service for the Avoca Hotel. Is that in line with the Council's plans for the neighbourhood?

Traffic

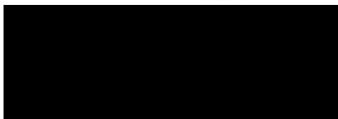
The volume of traffic that may be generated by so large a car park, particularly during the rush hours, is bound to be a concern, with local traffic conditions already a subject of lively discussion and of considerable effort on the council's part. Is that effort to be nullified?

Trees

It is quite clear that the car park would interfere with the root systems of the mature trees on the site - marking them 'to be retained' on the plans will not prove a sufficient protection, I fear.

I urge the planning officers to oppose this development as proposed.

Yours sincerely,



copied to Robert Brew, Camden planning department
