

Henriques, Roberta

From: Fowler, David
Sent: 01 February 2021 10:16
To: Planning
Subject: FW: Proposed Hotel Development at 5-17 Haverstock Hill Ref 2020/5623/P

Please log and upload objection.

Thanks,

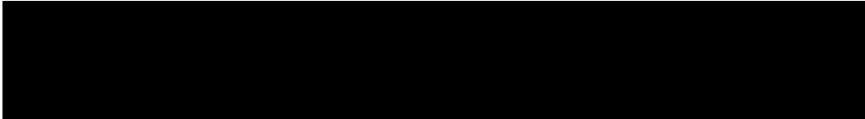
David

David Fowler
Deputy Team Leader

Telephone: [REDACTED]



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.



Objection for you to log. I've acknowledged receipt and told the ward Cllrs we have concerns and will be recommending refusal.

B

Bethany Cullen
Head of Development Management

Telephone: [REDACTED]



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Subject: Proposed Hotel Development at 5-17 Haverstock Hill Ref 2020/5623/P

Dear Bethany, new plans have been submitted for a hotel at 5-17 Haverstock Hill. There are some positive aspects about the development. However, some residents have told us they are strongly against the development for a number of reasons. We completely understand their concerns.

1. The overall building is far too big for the site.
2. Despite the size of the scheme, there is no re-provision of the local shops. This is to be regretted.
3. The proposed scheme is smaller than the original proposed scheme but it is still 35% larger than the building currently on the site.
4. The new scheme is a higher than the approved scheme and significantly higher than the existing building.
5. The original application proposed 77 dwellings - 17 social rented. This is now reduced to 35 dwellings – 18 of which are social rented. We welcome the increase in social rented and family size units, and that they are not north facing units, but there is a significant loss of potential residential dwellings.
6. The proposed building is taller on one side than the other. This detracts hugely from the symmetry of the view of Chalk Farm Station along Chalk Farm Road. Retaining the view of the church spire and retaining the symmetry of the view of the station and beyond are not incompatible.
7. The proposed salmon pink brick is not appropriate. It is not part of the character/palette of facades in the area.
8. 50% of the site will be for a hotel. The site is not part of the commercial area extending from Camden Town north along Chalk Farm Road. There is a clear demarcation at Adelaide Road, and northwards along Haverstock Hill, between the residential areas of Chalk Farm/Belsize Park and Hampstead to the north and the mixed use areas to the south along Chalk Farm Road.
9. The additional potential employment opportunities are to be welcomed. We request, if the development goes ahead, that all employment opportunities are targeted at Camden residents and at least the London Living Wage is paid at all times, for all roles – during construction and by the hotel.
10. There will be noise and disturbance to nearby residents, during construction, and on completion from events proposed in the courtyard and adjacent hotel lobby and restaurant area, the upper level gardens/ play areas, large delivery vehicles using the service road, as well as taxis and other vehicles accessing the site from the service road and surrounding streets.
11. There is no mention in the submitted proposals of mitigating the impact of construction nor the commercial hotel activity on residents living in the surrounding roads.
12. We ask that controls and close and constant monitoring, covering hours of work and noise levels, are put in place to reduce the impact on local people - during construction and when the hotel opens.
13. A construction / community working group of local residents should be established. Monitoring information and other issues should be shared and resolved with the group at every stage – as early as possible. We know, for example, it is possible to manage construction and events to the satisfaction of local people given our work with South Hampstead Synagogue.
14. Finally, we are concerned about the proposal being developed for another hotel almost next door to this site. We ask the Camden thinks very carefully about whether this is appropriate. The potential negative impact on the neighbourhood of these two hotels, within metres of each other, could be massive.

It is extremely important that Camden listens to local concerns.

Our best wishes
Abdul, Gail and Alison
Cllrs Abdul Quadir, Gail McAnena and Alison Kelly

Labour Councillors for Haverstock Ward

LB Camden

Getting in touch with Cllr Alison Kelly

Email

T:

Councillors Abdul Quadir, Gail McAnena and Alison Kelly, Haverstock Ward Councillors are not holding face to face surgeries at the moment. If you wish to contact Alison use the email address or phone number above. Surgeries will resume as soon as possible.