



Response to Planning Application 2020/5623/P from the Residents Association of the Etons, NW3

Dear Sir/Madam,

I write to you on behalf of the New Etons Residents Association, the residents' association for the Etons. The Etons are three blocks of flats adjacent to the proposed development on Haverstock Hill, containing a total of 365 flats.

In general, we find the proposed development more favourable than the previous development for this site, for which permission was granted a few years ago.

Notwithstanding this headline comment, we have the following concerns about the proposed plans. We have raised these concerns directly with the developers and their agents, who have expressed an interest to communicate and co-operate with us. For good order, we also wish to register them with those responsible for approving this application.

1. Air & food vents

Our strong preference would be for all vents to be located on a side of the development that does not face a residential development. Either Haverstock Hill or Adelaide Road would be more suitable than the current planned location on the planned service road that cuts between these two roads. If the vents remain where currently located, some of the residents of Eton Place will be subject to noise, heat and smells 24 hours per day. The developers have proposed to cover these vents with a canopy, but this is unlikely to help much when a resident finds themselves unable to open a window on a hot day for fear of exposing themselves to even more heat and some smells to go with it.

2. Pest control

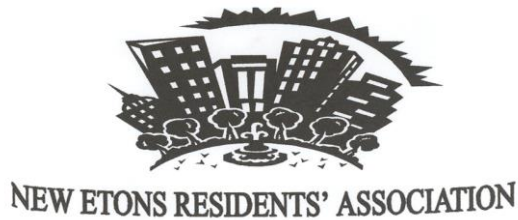
The building currently located at the address of the proposed development has a problem with rats. When some refuse was left uncollected outside towards the end of 2019, we saw a significant increase in the number of rats at the Etons. The demolition work proposed will undoubtedly have the same result, so we regard it as imperative that the developer conduct extermination work before any such demolition work begins. It would not be reasonable to ask the residents of the Etons to bear the cost of this extermination work.

3. Timing of the proposed works

We would politely request that no significant demolition work commences while the whole of the UK are being asked to work from home. We are already subject to a lot in the way of local works in the area (namely prep work for HS2 and the redevelopment of the Chalk Farm Morrisons site) and it would be indecent to add further works to this list while the massive majority of residents are spending a massive majority of their time inside their flats.

4. Height of the proposed development

While generally smaller than the development that has already received planning permission, the proposed development will still deny light to a number of flats in Eton Place that currently experience no such restriction. We have appointed a right-to-light surveyor to negotiate compensation for the affected properties, but have also requested that the developer insert a "notch" in their construction - something that is unlikely to change the proposed plans dramatically, but will lead to a significant increase in the amount of light that gets through to Eton Place. Thus far, the developer has resisted this request.



5. The service road for hotel deliveries

We have expressed concerns to the developers that the proposed service road running between Adelaide Road and Haverstock Hill will serve as a perfect site for the more delinquent behaviour that seems to be popular in our area. The developers have assured us that it will be gated at each end, which should minimise the risk of this, provided the gates are sufficient to block the passage of pedestrians.

6. Refuse areas

We have concerns about the smells and hygiene of the refuse areas for the proposed development. The developers have assured us that all bins will be located inside the building which should mitigate these negative effects, but we still feel it important to register our concerns with the planning authorities.

7. Roof gardens and main exits

We are sure that Camden has policies to ensure that any noise and light pollution from the roof garden and hotel main exits are kept to a suitable level and restricted to suitable times for a residential area. We request that you make sure that they are implemented in this case.

8. Trees & planting

The proposed development should do everything possible to protect the existing trees that sit between it and the Etons. These trees act as a vital visual & noise barrier and help to decrease pollution. We would like reassurance that any damage caused in the course of the development will be addressed and, where necessary, any trees appropriately replaced.

Yours faithfully,

Guy Morris
Chairman, New Etons Residents Association