

50 Avenue Road
London
NW8 6HS

3rd November 2022

Planning Committee

Camden Town Hall

Sophie Fieldsend

Dear Planning Committee Members,

Re: 52 Avenue Road, London, NW8 6HS
Application no: 2022/1863/P

I am writing to express my objections to the proposal and planning application at 52 Avenue Road, which I will outline in more detail below.

The scale and density of the development is way greater than what I would have expected for this area and, being an immediate neighbour, I have serious concerns.

During construction

- Noise
- Dirt
- Construction traffic
- negative impact to the environment
- Affect on the garden of 50 Avenue Road (trees, landscaping, etc)

Continuous impact post construction

- Avenue Road is already an extremely busy road, especially at the junction of Elsworthy Road, where there is standstill traffic during peak hours. The entrance and exit to 52 Avenue Road is very close to Elsworthy road and the larger dwelling count at 52 Avenue road will result in multifold increase in traffic, especially during peak hours.
- Area is mostly big houses - this development changes the nature of the area. If one or even two houses were built on the site I would not have any objection. As Avenue Road is known for its grand and unique houses and not for affordable houses, this development is not suitable for this area and changes the very DNA of Avenue Road.
- Increased density of bedrooms so more use of all infrastructure e.g. roads, water, electricity, etc

- Immediate impact to 50 Avenue Road as it is right next door. The proposed plans show twelve 3 bedroom townhouses which are very close to the boundary wall. As the townhouses will be 3 stories high, this will invade our privacy.
- I know this property has been run down and derelict for a number of years and has had problems with squatters etc, but I feel strongly against twelve townhouses on this site and that it will not benefit the area, causing problems in terms of noise and traffic, during and after construction. Avenue Road is not a place for townhouses but for individually unique built homes.

We therefore would like to lodge our objections with you. Please let me know if you require any further information.

Yours sincerely

A black rectangular box redacting the signature of Nimrata Dalamal.

Nimrata Dalamal