

Dear Sir,

Re: The Draft New London Plan

I am writing to object to the Draft New London Plan.

The plan will significantly weaken the planning protection given to Hampstead, with its historic conservation areas, open spaces (Hampstead Heath in particular) and very unique character, both architectural and cultural.

There are three policies in particular that I object to, on the basis that they are inconsistent with national planning policy, namely Policy H2, D8, G3.

The plan will significantly weaken protection for Hampstead Heath - the great lung of London. cf section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990. The integrity of the Heath should under no circumstances be broken or threatened. MOL boundaries should only be altered in *exceptional* circumstances cf par 83 of the NPPF. Hampstead Heath is a huge communal amenity, and besides, it combats pollution. Private gardens - valuably active anti-pollution green spaces - should also be included.

Policy D8 is woefully unresearched: mid-rise housing can create the same density as high rise given good sustainable architecture. Target architects and developers instead of human beings living in the building's dark shadow. A 24 storey building at 100 Avenue Road is inexcusable, engendering construction traffic during the build and more daily traffic afterwards; canyon winds, loss of light, loss of landscape and proportion are impositions that the community has strongly objected to, to no avail. Why are communities not listened to? It's insulting to them. I thought you were keen to heed communities - they live there, after all?

To radically alter the mid to low-rise character of London's villages should be replaced by an intention to engender better planning ideas for living spaces than a copy-cat Manhattan mentality. This is a metropolis entirely different from New York City.

I respectfully suggest that you, Mr Mayor, take a second, deeper, look at the consequences of this Plan - a dangerous mistake for your great city. Please don't. Make it better. Go for mid-rise and protect the lungs, both the people's and the city's.

Yours faithfully,
Janet Suzman DBE