

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4642/P	Mary Richardson	19/11/2024 16:51:49	OBJ	<p>I object to the application to expand the hospital, to create new vascular operating theatres, to be built 'on stilts' and as an 'infill' between the main hospital and the Pears Building; it is overdevelopment and should be reconsidered.</p> <p>I live on Pond Street – directly opposite the proposed site. I have lived here for 17 years and have suffered from increasing traffic congestion, bad noise and poor air quality, all of which have been exacerbated by the construction of the Pears Building, just a few years ago.</p> <p>I object on these grounds:</p> <ol style="list-style-type: none"> 1. Overdevelopment, with unresolved issues from traffic congestion, noise and poor air quality 2. Traffic congestion, with poor car park access and queues at the hospital front entrance 3. Loss of light 4. Design appearance 5. Lack of consultation 6. Lack of safeguards for neighbouring properties <p>Some particular points I wish to make follow.</p> <ol style="list-style-type: none"> 1. Overdevelopment, with traffic congestion, noise and poor air quality remaining unresolved For many years, local residents have called for the master plan for the hospital site to be published and have been consistently told that it was being worked on but there was a delay. The plan would allow us to see what the hospital might look like in the future. There has never been any indication that the gap between the main building and the Pears Building would be filled in. <p>The current proposal will only worsen the existing serious traffic congestion, noise and pollution. The Hampstead Neighbourhood Forum's recent air quality survey found that since completion of the Pears Building, Pond Street and South End Road are the only two parts of the NW3 area which have suffered a deterioration in air quality.</p> <p>The applicant admits that air quality on the site and in Pond Street is far worse than it should be but their air quality report concludes that the proposed development "... will not lead to further deterioration of existing poor air quality". In the planning statement, it is said that "...there is a critical and fundamental need to deliver the proposed development ... ". However, that is no justification or reason why new theatres should be in the location proposed.</p> <p>This proposal constitutes overdevelopment, particularly because of the adverse effect it will have on the neighbourhood and while the existing traffic congestion, poor air quality and noise remain un-addressed.</p> <ol style="list-style-type: none"> 2. Front entrance traffic congestion and car park access (with the lost opportunity to implement the most promising solution identified by the hospital's own traffic consultants) The hospital acknowledges that traffic congestion is a problem. Congestion, pollution and traffic noise in Pond Street have significantly worsened since the Pears Building was built: traffic jams, congestion and noise from sirens and vehicle horns are now an everyday weekday feature in Pond Street. Prior to the Pears Building, they were a rarity. Cars and taxis accessing the hospital parking from Pond Street block the road to all traffic – including emergency vehicles and buses on the three routes that use Pond Street. They also park on double

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yellow lines, on pavements and in loading bays, often for hours at a time. Hospital visitors and taxis occupy the vast majority of resident parking spaces in the adjacent Hampstead Hill Gardens during daytime, with engines often idling and blocking access for traffic.

Neither the hospital nor LB Camden have proposed solutions to the current problems. The proposed development will do nothing to address and alleviate traffic congestion, pollution and circulation issues and will make things worse for everyone – hospital users, nearby residents and all who use the major route that Pond Street is.

3. Loss of light

Since the Pears Building was built, the residents opposite, on Pond Street, have had their view reduced to the gap between the main hospital and the Pears Building. That will be significantly diminished if the new theatres were built as proposed.

4. Design appearance

The proposed building would extend and enlarge the eyesore of the hospital's brutalist design.

The buildings on the opposite side of Pond Street are within a conservation area and many are listed. This application is detrimental to that setting.

5. Lack of consultation

There has been little consultation by the hospital, with few details provided as to the plans and the inconveniences for neighbours. There should be considerably more consultation before any planning application is submitted and/ or considered by LB Camden.

6. Lack of safeguards for neighbouring properties

When the Pears Building was constructed, there was a considerable period of disruption with noise and dirt created and great concern and inconvenience to neighbouring properties, including the adjacent Hampstead Hill Nursery School and St. Stephens. There were very reasonable fears that there would be structural damage not only to these buildings but also to the buildings on the other side of Pond Street.

The proposed new building, on 'stilts', will necessitate extensive digging and piling and the use of cranes. This will cause considerable disturbance (and even dangers) for the hospital and all neighbouring properties. There appears to have been no assessment as to the likely impacts; safeguards for neighbouring properties and for the hospital should be in place before any application is granted.

Summary

It is, of course, good that the hospital plans to enhance its services and cut waiting lists for patients. However, they have not taken into consideration the traffic congestion, noise and pollution which currently exist in Pond Street - all of which have increased since the construction of the Pears Building, just a few years ago – and the adverse effect that will arise for the neighbourhood and because of the even worse congestion, noise and pollution that will arise.

The hospital should properly resolve the existing traffic congestion, with the concomitant noise and pollution – all of which have been direct results from the Pears Building development - before proposing further

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				construction on the Pond Street site.
