

Planning application 2013/5028/P at 158A Mill Lane.

I am writing to comment on the above planning application.

It is difficult to read the application as the drawings are not very clear, particularly in the context of the new Emmanuel School.

It is clear that something can be built on the site as the existing building is pretty dilapidated and not a good use of the site. However, it's odd given Ms. Malin's vehement objections to building Emmanuel School that she now wants to overdevelop her studio, perhaps she wasn't that attached to it after all. Making sure this building sits well with Emmanuel - including the despised grey brick - is key. In a sense it is not Ms Malin's problem but I would hope that planning will try to make it work as well as possible.

My concerns are:

- It is not clear what colour the brick is - after the fiasco of Emmanuel School this needs to be clear and considered.
- I object to the proposed balconies on the front. They will be detrimental to the streetscape on Mill Lane. The first floor one is probably Ok as it matches the ones further along Mill Lane but I think the ones on the upper floors above that need to be carefully considered. Who sits out on narrow balconies (north facing!) on a busy road anyway? If needed at all, Juliet balconies are more suitable. The flats have outdoor access on the back and immediate access to the Mill Lane open space so adequate access to outdoor space.
- Are the balconies on the back brick balustrades seems better at protecting privacy but it's not too big an issue.
- Five stories on that site? they seem to be squeezing a quart into a pint pot. Surely four stories would be more appropriate - unless there is a section 106 that restricts residency to midgeys. What

is the proposed ceiling height?

- I can't read the drawing properly but are they really proposing that there is a garage opening on to Mill Lane - by the entrance of a school? Doesn't seem very safe to me. I suppose there is already the entrance to the Mill Lane open space but a garage on that spot seems odd.

- Of course I presume that this development will be car capped there is already enough parking pressure in the area without additional pressure.

- I'm also concerned that requirements for the brown roofs are being quietly dropped. West Hampstead has faced regularly flooding about every 25 years and this is only likely to get worse so I'm sorry environmental requirements are not nice to have but vital to do everything we can to prevent surface run off flooding.

