

Comments Form

Name..... AMANDA ARNSTRONG + DR MARK WHITE

Planning application address..... NEW END NURSES HOME, 29 NEW

I support the application (please state reasons below)
 I object to the application (please state reasons below)

END, LONDON
NW3 1JD

Your comments

I am writing to convey my objections to the plan to knock down the old hospital building, New End Nurses Home, in Hampstead village, and replace it with a new structure, seven storeys in height with basement parking.

It seems clear to me that such a move would be seriously harmful to the aesthetic beauty, architectural consistency and the rich historical sense of Hampstead village. The old hospital building, because of its size and height, is probably the most visually conspicuous part of Hampstead village, and it blends in with the surrounding buildings. To knock it down, therefore, and replace it with a modern building at stylistic variance with the adjacent buildings would inevitably damage the powerful visual impression created by Hampstead village. As one of the most aesthetically appealing parts of London, a concerted effort needs to be made to preserve Hampstead village for future generations. Knocking down New End Nurses home

Please continue on extra sheets if you wish

would clearly not sense that end. For these reasons, I strongly oppose the proposal to replace New End Nurses home with a new seven storey block. I know of others who feel the same way. I trust these views will be taken on board.

Application Ref: **2012/3089/P**
Associated Ref: **2011/4317/P**
2012/3092/C
Please ask for: **Charles Thuaire**
Telephone: 020 7974 5867

11 June 2013

Dear Sir/Madam

**NOTIFICATION OF RECIEPT OF REVISED OR AMENDED PLANS FOR AN
APPLICATION FOR PROPOSED WORKS OR DEVELOPMENT**

You may have received a letter from the Council notifying you about an application for proposed works at the following address, and/or already written to us about the application.

Address:
New End Nurses Home
29 New End
London
NW3 1JD

The Proposed Work: Erection of a 7 storey block to provide 17 self contained residential units (Class C3), (comprising 2 x studio, 5 x 2 bedroom, 6 x 3 bedroom, and 4 x 4 bedroom units) with associated roof terraces, plus new vehicular access and basement parking for 17 cars, new pedestrian access, refuse store and substation on front boundary wall, green roofs, communal open space and landscaping, following demolition of existing nurses hostel (Sui Generis)
(REVISED BASEMENT IMPACT ASSESSMENT AND FLOORPLANS AND ASSOCIATED SUPPORTING DOCUMENTS DUE TO SETTING BACK LOWER FLOORS FROM ADJOINING BUTTRESS WALL ON WEST SIDE)

The Council has now received revised plans which we wish to give you the opportunity to comment upon.

You can also view the revised plans on the Council's website by going through the following steps



- 1) Visit www.camden.gov.uk/planning
- 2) Click on the link 'search for planning applications, decisions and appeals'
- 3) Click on the link 'Planning application search'
- 4) Follow the instructions on the search screen to search for the information you require. You can search by the application number, which is shown at the top of this letter.

The proposal described above may not cover all the aspects of the application. The revised plans may show additional information.

You may comment on any aspect of this application and not just the aspects that have been revised. If you wish to comment, please write to us at the address at the top of the letter or e-mail us at planning@camden.gov.uk within 21 days from the date of this letter to ensure that we can take your views into account. Please remember to quote the application number shown above. If you send your comments by e-mail, please also remember to include your full postal address as well. If your comments are received after the 21 day deadline then it may be too late for these to be taken into account before the application is determined.

Most applications are decided by officers under powers delegated to the Director of Environment. However, larger scale proposals, or cases where there are many people objecting, may be considered by the Committee itself. If you do make a comment and the application is to be decided by the Development Control Committee I will write to you before the meeting to give you the date, time and location and details of how you can make your views known to the committee.

If you do write to us we will acknowledge your letter and when the decision has been made *on the application we will tell you what that decision was.* We regret however that due to the large number of letters received in respect of many applications we cannot enter into a written correspondence in regard to questions or issues raised.

You should be aware that letters received in response to an application are public documents available for anyone to inspect, including the person making the application, either after the decision is made or if an appeal to the Secretary of State for the Department of the Environment, Transport and the regions is received.

If you are not the owner of the property you occupy, please tell the owner about this letter.

In addition, do you know you can receive email alerts for planning and licensing applications as they happen in your local area? If you would like to receive these please register by going through the following steps.

- 1) Visit www.camden.gov.uk/planning
- 2) Scroll down the page and click on the link 'sign up for email alerts'
- 3) This page will provide you with the option to register your email address to receive email alerts for planning and licensing applications in your local area

Yours faithfully

Culture and Environment Directorate

Advice to neighbours when commenting on applications for planning permission

Why are we consulting you?

Someone has made a planning application for a proposal that may affect your property and we want to give you the opportunity to comment.

How can you find out more information about the application?

You can find out more about the application by:

- Looking at the application and plans online at www.camden.gov.uk/planning
- Telephoning the Planning Officer listed on the Adjoining Occupier letter

How can you make your views known?

You can make your views in writing either by:

- Adding your comments online at www.camden.gov.uk/planningonline
- Emailing planning@camden.gov.uk quoting the application reference number in the subject box.
- Using the comments form accompanying this letter.
- Write in with a letter.

All correspondence should be marked as an Application Comment and sent to:
London Borough of Camden, Development Management, London, WC1H 8ND.

About your comments

You can comment for or against an application or simply raise a related issue.

For the Planning Officer to take comments into account when considering the application then the comments must be directly related to the actual application. These are known as 'material considerations'.

The type of comments the Planning Officer can consider may include issues such as:

- Design and layout
- External appearance and materials
- Access for disabled people
- Loss of daylight, sunlight and privacy of neighbours
- Noise nuisance
- Traffic and parking issues
- Loss of, or an increase in, a particular type of use of land

What will happen to your comment?

When considering the application the Planning Officer will take your comments into account, together with council policies and government advice. This will be done before making a recommendation on whether to approve or refuse the application. By law your comments will become public documents and be available to interested parties. If the application is to be decided by committee your comments will be available at the time the Planning Officer's report is produced. Where the decision is delegated to officer, your comments will be available after the decision is made.

Who makes decisions on planning applications?

The Planning Officer will make a recommendation on an application, but responsibility for the final decision lies with the Council. There are two ways in which this can be done:

- Delegated Powers
- Development Control Committee

Most applications are decided by officers under delegated powers by the Council to the Director of Culture and Environment. Most refusals of permission are smaller-scale proposals where no relevant planning objections have been received and are currently dealt with under delegated powers.

The Development Control Committee decides on other applications, such as those which may have a substantial impact on the community. The committee is made up of Councillors and the meeting is held in public. Details of the committee process are in the leaflet "Planning Applications, Putting your views to the Development Control Committee" it is available to download as a free publication on the Publications and leaflets section of our planning website www.camden.gov.uk/planning.

What happens next?

If you comment on a proposal we will send you an acknowledgment. Due to the large number of comments we receive it is not possible to enter into individual written correspondence on the matters raised. If the application is to be decided by the Development Control Committee we will write to you before the meeting to give you the date, time and location of how you can make your views known to the committee. Comments that are submitted will be available to interested parties should they wish to look at them.

If you comment on the proposal we will write to you when a final decision has been made. You will also be able to view the officer report and the decision letter on our website www.camden.gov.uk/planning.

Where can I get extra help?

If you want to make a comment about an issue and are not sure if it is a material consideration you can contact our planning advice and information team on 020 7974 4444 or the independent organisation Planning Aid for London on 020 7401 8046 for advice.

Applicant's right to appeal

The person making the planning application can appeal against the Council's decision to an independent body called the Planning Inspectorate www.planning-inspectorate.gov.uk. If the applicant lodges an appeal, neighbours and other people can make their views known again. The Planning Inspectorate will look, not just at the Council's decision, but also at the comments made to check if they were properly considered and taken into account.

Under planning law neighbours or other people affected by a planning application have no right of appeal against a decision.



Follow Up Flag: Follow up

Flag Status: Orange

Dear Mr Thuaire,

Application Ref: 2012/3089/P

Associated Ref: 2011/4317/P

2012/3092/C

I understand there has been a further application to develop the Nurses Home on New End.

As far as I can see, there is little or no modification of the last application made, which was subsequently withdrawn.

In principle, I think a development of the site is reasonable and appropriate.

However, the proposed building once again fails to address the multiple and reasonable concerns of local residents.

There are particular concerns regarding the extension underground which is considerably beyond the confines of the current building.

I am sure Camden Council is aware of the particular geological characteristics of the Hampstead area.

The area is considered at high risk of subsidence by the insurance industry.

The concern that many in the immediate vicinity of 29 New End (my property is directly opposite) have is of a significant change in the direction, level or volume of water displaced by the extensive proposed new basements. There is also the legitimate concern that any damage will be difficult to receive compensation for given the host 'shell' company is offshore.

Additional concerns relate to the style and size of the building that appears out of character with the surroundings of this environmental area and the listed buildings, including Kendalls Hall (Grade II) directly opposite.

The volume and weight of the heavy traffic to be involved in clearing the site likewise seems to fail to take into account the local streets and aged buildings, including those listed.

There are objections to changing any parking bays to in front of Kendalls Hall, which was included in an earlier proposal. This would cause considerable inconvenience and annoyance, and involve moving bay spaces from a non-residential section of the street to in front of House doors and windows.

I should add that I have not received any formal notification from Camden of the new proposal and the timing of response required.

I hope you will take these considerations into account and again dismiss the application.





1st July 2013

ref:

Amendments to [2012/3089/P](#) 29 New End, Hampstead. And all related documents.

To Charles Thuaire

Camden planning.

Dear Charles

I am writing in response to the recent revisions submitted in relation to the above application. The comments herein relate only to the revisions and are in addition to all our points of objection made in respect to this application to date.

1. RKD/Independent Opinion on revisions

We note that the revised BIA and associated documents have not been commented on by Camden's independent expert RKD. It would be appropriate that RKD comment on the revisions and update their opinion accordingly with respect to the revised basement design

We request that this independent opinion be sought before we are able to fully review the amendments relating to the BIA and with this also request that the usual consultation period be allowed to consider the revisions in the round.

2. Significant number of frosted windows - failing to meet accepted standards on privacy and overlooking = indicative of overdevelopment

It is evident that in addition to the the design revisions to accommodate the Grade II listed buttresses the drawings included annotations related to a large number of windows which are subject to a

condition whereby they will be inspected on site to establish whether they should be opaque.

On the west elevation of the rear block of the 19 windows 7 are considered to infringe planning standards - this is 37% of windows

On the east flank elevation of the front block of the 13 windows 9 are considered to infringe planning standards - this is 69%


On the east elevation of the rear block of the 15 windows 3 are considered to infringe planning standards - this is 20%

Section 7 of CPG6 suggests attenuation measures in situations when the minimum 18meter standard can not be met. The intention of this policy is not that it may be applied across as a blanket solution to an elevation that is unacceptably close to adjacent buildings by way of circumnavigating the standard. The percentages above demonstrate that an entire rethink is appropriate to address the impact of the rear element of the proposed scheme. This reinforced our earlier points of objection highlighting deficiencies or narrow compliances of policy which taken together demonstrate that the proposal is indicative of overdevelopment. This short coming in particular demonstrates that the proposed development to the rear of the site struggles to demonstrate that it preserves and enhances the conservation area.

If the applicant limited the development (above and below ground) to the footprint of the existing hostel building - the impact of overlooking issues and the impact of excessive volume on the setting of adjacent listed buildings would be somewhat mitigated.

In summary we request that the objection to the significant proportion of frosted windows required to overcome overlooking & privacy issues is added to our earlier list of objections AND that RKD are instructed to update their opinion in line with the most recent revisions and that this opinion is put out to consultation.





Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle St
London WC1H 9ND

July 2, 2013

Attn Mr Charles Thuairé

Dear Sirs

Application 2012/3089/P
Associated Refs 2011/4317/P and 2012/3092/C
Nurses Home 29 New End London NW3 1JD

I write to object to the proposed development as revised. The Council should have required a fresh application rather than what is now a confusing set of supplementary documents.

My wife, Lady Collins, and I live in a house almost opposite the proposed development, and our house, and adjacent houses, will be at risk if the development proceeds in its present form.

Our reasons for objection are these:

1. The proposal is for a huge building – a 7 storey block, including 10 substantial flats and 7 smaller ones, together with three floors of basement. The plan is for almost twice the size of the existing building and is entirely out of keeping with the neighbourhood.
2. This development is potentially very dangerous in view of the plan to create underground parking space, since the building is close to several underground streams. There has been at least one road collapse nearby in the past few years.
3. Insufficient work has been done on the hydrogeological aspects.

4. The plan for three basement floors causes great concern, and if there is damage to persons or property as a result of basement excavation, the Council will be responsible.
5. The developer appears to be a £100 British Virgins Islands company, and the houseowners and the Council would have no effective redress if damage is caused.
6. The size of the development also means that there will be an enormous concentration of heavy lorry traffic in New End, which is not equipped to take that amount of heavy traffic.
7. In summary, the objection to the scheme is that it is absolutely huge, does not fit in with, still less enhance, the conservation scheme. Most important, insufficient work seems to have been done on the impact of the huge excavation on the local roads, and on the underground water. There is likely to be substantial damage to roads and adjoining property, and there is insufficient evidence that proper studies have been made.
8. Particularly in view of the fact that there is no financial information about the developer and its ability to meet any claims for damage, the Council will be responsible if it does not take proper steps to ensure that there is no real risk of damage. The likely scale of the damage increases the responsibility of the Council to ensure that there is no real risk.

Yours faithfully,



Dear Mr Thuairé,

**29 New End – Planning Application 2012/3089P and 2012/3090P
Comments on the Amendments**

I am writing in response to the recent amendments submitted to the above application. It is extremely disappointing that the developer has failed to address any of the concerns of local residents regarding the size, design and the 3 storey basement. The amendments are minimal and this proposal continues to represent gross overdevelopment and is entirely inappropriate for a conservation area. All of my objections stated in my letter of 25th July 2012 remain valid. My comments set out below are in addition.

I enclose two documents

- (i) A letter and report by Stark Associates of the irregularities, deficiencies and shortcomings of the developer's application regarding the basement excavation; and
- (ii) A letter from Apcar Smith Planning addressing numerous breaches of planning policy.

Outstanding Issues relating to the Basement Impact Assessment

Stark Associates have identified no less than 42 items of concern set out in detail in their report.

Inadequate preparation work is evident in the failure to assess foundations of neighbouring buildings, location of underground water courses, inadequate bore holes and the general paucity of data relating to water and soil conditions. RKD has identified that the propping system used in the construction of the basement requires further work, due to the risks of movement and twisting, and yet this is still outstanding despite being fundamental to the whole proposal. In addition the management of ground water during build ie the method and impact of substantial dewatering has not been fully elucidated and the permanent water management system post build has not even been designed. Above all there is no consideration given to a worst case scenario in any of the calculations or planning.

Stark Associates sets out 8 items where further action is required. Without this crucial information being obtained, it is impossible to assess likely impact on neighbouring properties and so can not be compliant with DP27 or CPG4.

RKD / Independent Review of Revisions

The revised scheme has not been reviewed by RKD the independent expert acting on behalf of Camden. Before we can comment fully upon the revised BIA it will be necessary to have site of the updated opinions of RKD. I request that local residents be given the usual consultation period in which to review their findings.

Overlooking /Over-development

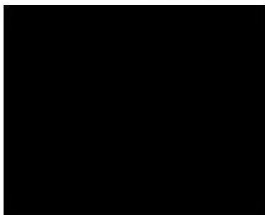
As set out by Aparc Smith Planning, the issue of overlooking remains unacceptable. At the second floor the windows are only 13m from Lawn house and 16m on the third & fourth and 16.5m at the fifth level. These distances are all significantly below what is acceptable to avoid direct window overlooking.

The drawings include the suggested use of opaque glass to prevent overlooking. On the west elevation of the rear block 7 out of 19 windows are considered to infringe overlooking which is 37%. On the east elevation facing Carnegie House the front block identifies 9 out of 13 windows or 69% as infringing planning standards. At the rear block on the east elevation a further 3 out of 15 windows are considered to infringe planning standards.

This high level of use of obscured glazing is indicative of the building design being unacceptably close to neighbouring buildings. It is not the intention of Section 7 of CPG6 to deploy attenuation measures on such a large scale. The glazed windows are also inappropriate to a conservation area. This is indicative of over development and suggests that that a through rethink on design is appropriate.

Further reports

It is my intention to submit on behalf of local residents a more detailed report from a planning consultant as well as a heritage consultant to address the issues relating the planning and conservation in more detail. These reports should be forthcoming in the next 4 to 6 weeks. I trust that this is in keeping with your schedule.





I would like to object to the planning application based on following.

- a) traffic congestion and delays during construction work
- b) demolition of existign building - why cannot a refurbishment programme be looked at?
- c) decrease of open space in the vicinity - the new building extends to the edges of the plot boundary hence a reduction in the 'green space' of the neighbourhood which is already very densely populated.

Regards
Guy Lamb



Dear Charles,

For the record I think that the revisions to the application documents are very minor, and the application remains wholly unacceptable.

Without radical changes in style and size this scheme cannot make even just a neutral contribution to the neighbourhood, and the developer has clearly decided against any real improvement.

Can you please confirm that this statement will be taken into consideration as part of the current consultation?

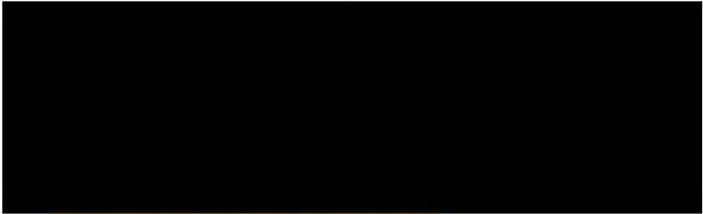
Regards

Pascal Dubois-Pèlerin

On 6 November 2012 19:53, Thuaire, Charles <Charles.Thuaire@camden.gov.uk> wrote:


1. No commitment was made to the 8th November date but it was the date that officers were originally working to and anticipating that a report would be ready for this Committee. If the report had been ready to put onto the agenda by 25th October, then formal letters would have been sent to all objectors 5 days prior to the meeting, ie. by 2nd November, in accordance with normal procedures. However in the event, the report was not finished in time and we have to initiate another review process of the BIA, thus reporting of this application will be delayed until further notice. A tentative date of 20th December has been suggested but this assumes that the outstanding BIA issue has been resolved, with the possible need for further reconsultation, before the start of December.
2. If we aim for the 20th December, then the report needs to be ready by the week of 3rd December and, provided that the report is agreed to be put onto this agenda, you will be formally notified of this date by the 14th Dec.
3. The date is chosen by officers in the light of other commitments and provided they are


satisfied that the scheme is finally acceptable and the report is entirely ready to be submitted to Committee. The date is not subject to consultation with residents.



I understand that the hearing date for 29 New End has just moved from 8 November to 20 December.

This raises a few questions

- 
1. I knew about the 8 November date but I do not recall receiving a letter about it. Most of my neighbours did not know about 8 November, let alone about 20 December. In fact some may show up next Thursday! When is the council legally required to notify the hearing date and time to residents who took part in the consultation?
 2. When will the 20 December date be set for good?
 3. What is the process for residents who would object to the choice of such a date?



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