

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7778/P	Christina Moore	28 New End NW3 1JA	20/01/2015 15:50:47	OBJ	<p>I live at the bottom end of New End, close to Streatley Place, and was alerted to this application by a neighbour yesterday. There seems to have been nothing posted locally around the site by Camden. I am very surprised by this, as the proposal represents a significant and disruptive development in this sensitive area. It would affect the neighbouring properties as well as those using New End school and change the character of Streatley Place. I urge Camden to post adequate notices around the site and to extend the consultation period.</p> <p>As others have pointed out, the failure to name local buildings and streets correctly on the application does not fill one with confidence that this proposal will respect the sensitive nature of its urban setting. The site has long been neglected so some development is welcome, but an apartment hotel in this very quiet area and on a landlocked site is not an appropriate use. Nor are the proposed materials likely to lead to a sympathetic building: in particular the use of white brick and the large arched window on the roof would be very glaring in this context of homogenous dark brickwork.</p> <p>I agree with other neighbours that the proposed use of Boades Mews and the bottom of New End to service the site is not acceptable. It would be very difficult and obstructive for the neighbours and the school children.</p> <p>I do not support this development in its current form.</p>
2014/7778/P	Dame Hilary Blume	9 Mansfield Place London NW3 1HS	20/01/2015 10:13:52	OBJEMAIL	<p>the wall of the proposed building to Streatley Place is much too high. It will make the passage even darker+scarier. I feel very strongly about this, and it is my main objection to the proposal.</p> <p>I don't think white facing is appropriate. Better to have London stock bricks to fit in with the surroundings.</p> <p>Attention has been given to the interior but outside is not up to Living Architecture standards.</p> <p>The argument that the wall is less tall than the existing trees is spurious. In the dark of winter, the trees are leafless so light comes through. Also trees are an amenity and brick walls are at best neutral.</p> <p>I have no objection to the building being used as holiday lets by Living Architecture as my experience of their enterprise is that they are good neighbours, and unlikely to attract rowdy clientele.</p>

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2014/7778/P	Rose Sawkins	30 New Court Lutton Terrace Flask Walk London NW3 1HD	23/01/2015 17:36:35	COMMNT	<ul style="list-style-type: none"> • In discussion with those who are more familiar with, and appreciative of, the Living Architecture enterprise - and who are long-experienced architects themselves - and among whom are those who have stayed as paying guests in other Living Architecture buildings – it is clear that the proposed Streatley Place development does meet the usual standard of sensitivity to setting, and (one would hope) consideration of needs of neighbours that Living Architecture would, surely, be wishing to meet. <p>There is disappointment in New Court, Streatley Place and surrounds at inadequacy of communication with locals, (few received documentation); in the incorrect details on plans; and, not least, at the choice of building for this site when it is clear that it doesn't suit the location, nor does it meet LB Camden's recommendations for use of this land.</p> <p>Further points made by those consulted:</p> <ul style="list-style-type: none"> • In floor area, volume and massing, site is overdeveloped and overbearing in relation to surrounding buildings and streetscape. • TPO is not relevant. All mature trees are protected as being within a conservation area. All the existing trees should be retained with root protection zones - not to be encroached upon by construction footprint. • Loss of trees would also affect those who have been used to them for years as natural / aesthetic feature, and sound / visual buffer between neighbours. • The use of the site in relation to adjacent building uses is inappropriate • The constraint of footpath and stepped approaches to the property are inadequate for the proposed use, in particular lack of vehicle access for arrivals/departures and servicing/deliveries. • Internal layouts look questionable - suggest very tight circulation, multiplicity of stairways. Inconvenient room layouts - would not comply with Lifetime Homes standards. • Roof terrace - noise and privacy issues for surrounding residents.

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2014/7778/P	Elizabeth Ruddick	1 Boades Mews London NW3 1DB	18/01/2015 19:29:11	OBJ	<p>I live at 1 Boades Mews (not Boardes Mews, as repeatedly indicated in the proposal). My husband and I own the freehold of the property, and have lived there with our children for more than 10 years.</p> <p>I now write to register my very strong objection to the plan to erect a working compound blocking the top of Boades Mews and for the delivery of materials to this location. We were not informed of this proposal by the council or the contractor, and it was only brought to our attention by a neighbour this afternoon. I therefore doubt that the council or the developer have complied with their legal duties of consultation in this matter.</p> <p>I have now had sight of the proposal, and in particular of “Diagram B - Site Compound and Vehicle Access - Boardes [sic] Mews”. I understand that the developer proposes to set up a compound for delivery and storage of building materials and a chemical toilet, surrounded by fixed hoardings, blocking almost all of the top of the footpath where Boades Mews meets New End.</p> <p>I query whether anyone from the developer or the council can have observed the congestion in this area during the school run at the beginning and end of each school day. I have lived adjacent to the proposed compound, as stated above, for over ten years. For most of that time I was either a full-time parent or working freelance from home, so that I observed this almost every day. In addition, both of my children have attended New End School, so I participated in the school run myself for many years. My objections to the scheme are thus based on many years of practical experience.</p> <p>I would like to set out my reason for objecting strongly to this scheme:</p> <p>1. Congestion</p> <p>Flask Walk is one of two narrow routes from the High Street and from most public transport links to New End Primary School. Everyone who travels to the school via Flask Walk completes their journey by walking up Boades Mews. The junction of Flask Walk and Boades Mews is also where many children who are driven to school are dropped off; they then also walk up Boades Mews to school. Boades Mews thus has very heavy foot traffic twice a day, involving predominantly young children. As Streatley Place would itself be a construction site, and is already very narrow and congested during the school run, it is completely unrealistic to propose that any of the present foot traffic to the school could be rerouted through Streatley Place.</p> <p>Your diagram B states that pedestrian access would be “maintained” through a narrow corridor between the compound and the garden opposite. This is untrue. Given the volume and type of foot traffic up and down Boades Mews, pedestrian access would not, as a practical matter, be maintained in any meaningful way through such a narrow corridor. It would be completely unsuitable for the volume and type of pedestrian traffic that passes every day.</p> <p>New End is a primary school. The school runs thus involves children from the age of 11 down to nursery pupils of three and even younger siblings who are still in buggies. Many of the children come to school on scooters and some by bicycle or tricycle. Others are young and exuberant and make a</p>

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practice of running on ahead down the footpath at the end of the school day. Most young children are naturally brought to school and picked up by a single adult, who may have two or more young children in their charge at the same time, and often a buggy in addition. For all of this traffic – toddlers, children, buggies, tricycles, bicycles and parents -- to squeeze through that narrow corridor in an orderly and safe manner would not be possible. I query whether even two buggies would fit down that corridor side by side at the same time. The children would inevitably back up into the street. This would not only be stressful and inconvenient for the parents and the children, I believe it would also put the children at risk of harm from vehicle traffic. It must be remembered in this connection that at the same time the pedestrian traffic would be backing up into New End, other parents would be trying to pick up or drop off their children by car in exactly the same location.

2. Risks from siting a construction shed in an area heavily trafficked by young children

I also have concerns about the behaviour of young children around this construction shed as building materials are being moved in and out of it and at any time it is left unlocked, either by accident or while in use. I have personally witnessed numerous incidents of risk-taking behaviour by small children going to and coming from New End School. Recently, for example, a builder who was doing repairs to the outside of our property was startled by a young child leaving the school and trying to knock him off his ladder for fun. When building rubbish has been left in Boades Mews in the past, small children have played with, sticking their hands in old paint, for example, unaware of any possible health risks. We often find small children running ahead of their parents to hide amongst our dustbins. All of these children were accompanied by their parents, but in such a large crowd of children and with, as stated above, most parents responsible for more than one child, it is simply impossible to control all of their behaviour all of the time. Placing a compound full of building materials at the heart of a primary school run is asking for an accident to happen.

We note that the contractors make a general commitment not to deliver building materials during the school run. I do not think they can make a commitment not to access the compound throughout the school day. I fear that at some point during the building process, they will leave the compound door unlocked, and a serious accident may occur. I query why Camden would wish to take the responsibility of accepting such a risk by siting his compound in a footpath so heavily trafficked by small children.

3. Risks from constructing the compound where older children wait to be let into school.

The entrance to New End School for older children is in the wall of the New End School playground in Boades Mews itself, adjacent to your proposed compound. Children in years 5 and 6 often wait in Boades Mews for the gate to be opened in the morning. We have had repeated experiences in the past of children misbehaving while waiting for the gate to be opened – banging on our windows as a “joke”, playing ball against our walls, climbing or banging on the telephone cable box in Boades Mews, etc. I would suggest that such behaviour by children of 10 and 11 is to be expected. I fear that should the construction compound be sited in Boades Mews, it will be what is called an “attractive nuisance” to these children – they will play games against the hoardings, climb on them, etc. This also creates a real risk of accident.

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4. Current recreational use of Boades Mews

Outside of the school run, Boades Mews is used by local children for skateboarding, playing football, bicycling, etc. This is especially true of the top of the footpath, where you propose to site the compound. Your plan would deprive the local children of this playing space.

5. No firm commitment by the contractors to avoid risk and disruption during the school run.

I fear that the contractors have made only the vaguest commitments to avoid disruption during the school run. They propose to close of part of Streatley Place entirely, for example, at the beginning of the construction, and they make no commitment to do this during the school holidays, stating only that this might be during school holidays “Depending on the construction programme”. The compound itself will only be locked off “when not in use”, not, as would be necessary to maintain the children’s safety, at all times.

6. Nuisance to the residents of Boades Mews

As you are aware, Boades Mews is very narrow. Our home and the home of our neighbour directly adjoin the footpath, without any intervening pavement, garden, etc. The proposal is essentially, to erect storage space and a chemical toilet under our bedroom windows. The proposed compound would likely to be dirty, unsightly, and foul-smelling, and there would be considerable noise and disruption involved in the delivery of material to the compound and movement of materials in and out of it. This would interfere with our quiet enjoyment of our homes.

For all of the above reasons, I strongly object to this plan.

2014/7778/P	Elizabeth Ruddick	1 Boades Mews London NW3 1DB	18/01/2015 19:29:32	OBJ
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2014/7778/P	Mrs Wendy Stanton	Flat 4 Streatley Flats, Streatley Place, Hampstead, London, NW3 1HR	20/01/2015 11:10:27	COMMNT	<p>Dear Rob,</p> <p>I am writing to object to the proposed development that would be located at 6 Streatley Place. Reference number 2014/7778/P.</p> <p>The proposed development, if approved, would cause my family concern, as it would be overlooking our property and blocking a great deal of daylight. Most of our daylight comes from the front of the building where this new building would be erected. The back of Streatley Flats, backs onto a brick wall, so therefore, we rely on the natural light that comes from the front of the building.</p> <p>Looking at the plans of this new build, the windows suggested would cause intrusion into mine and my fellow neighbours of Streatley Flats.</p> <p>Streatley place is a very quiet and quaint part of Hampstead. It is a pedestrian alleyway that boasts Victorian character. I do not see how this new build fits into the character of Hampstead.</p> <p>I am seriously concerned about what kind of noise this proposed hotel will produce! We would have people arriving and departing at all hours, not caring much about the noise levels to the surrounding neighbours. Streatley Place is a very quiet alleyway and noises are amplified at night.</p> <p>There is a proposed bin room that would sit adjacent to our building. The dumping of rubbish and bottles would cause noise pollution as I'm sure there will be no timeframe on when the bins will be used.</p> <p>Our bedroom windows look out onto this new build, and as a mother of two children, I feel that the noise levels this hotel will cause during the night, and the light it will block, will have an effect on us.</p> <p>I hope that Camden, will take into account the concerns that we have and also, be mindful in maintaining the character of Hampstead.</p> <p>Regards, Wendy Stanton.</p>
2014/7778/P	Ben Bogaert	Flat 25 New Court Lutton Terrace nw3 1hd	20/01/2015 22:31:26	OBJ	<p>On further consideration of the plans I would like to raise a number of concerns about the proposed development. I am concerned about the following issues which will affect my block of flats in New Court.</p> <ul style="list-style-type: none"> - Overlooking and loss of privacy - Loss of light and potential light pollution from the new development - Potential anti-social behaviour from the transient guests of the hotel including noise - The proposed building is out of keeping and not in proportion with the other buildings in the area. <p>I have already made a number of comments on the proposed development and these comments should be read in conjunction with the comments above.</p>

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2014/7778/P	Claire Dobner	31-32 new court lutton terrace hampstead W1W 6QG W1W 6QG	22/01/2015 18:00:47	OBJLETTE R	31-32 New Court Lutton Terrace Hampstead London NW3 IHD 02074318896 20th January 2015

Proposed Streatley Place Elevation

Dear Sir/Madam

We are strongly objecting to the proposed elevation at Streatley Place of a part 2/part 3 storey building, for short term holiday accommodation.

After careful consideration of all the proposals, we have come to the decision that this is not a positive step for ourselves as residents. Even though we agree with the upkeep of area, and encourage positive action in the keep character of our area. The proposed would in fact have a negative impact in a friendly tight knit community, that we are proud to be part of.

This is a quiet peaceful and pleasant place to live, with a 'village' feel to it. The introduction of holiday accommodation in such an area, is not fitting to our way of lives. This build would have an immediate day to day effect on our lives personally and as a community. We pride ourselves on being a safe place to live and not knowing who is in the area may cause concern.

Noise would be an issue, during any construction/demolition and once the property was complete through the holiday makers. The communal estate garden where we play and picnic would also have its privacy and tranquility disturbed. The traffic and footfall through a private secluded estate would be immeasurably increased and as ground floor owner/ occupiers we would be most affected through noise and invasion of space.

Physically the proposal is just too intruding and the thought very distressing. Our privacy for our private walled back garden behind 31 and 32 new court would be violated by the overlooking of windows.

Natural light would be blocked, and the overall look would be dramatically changed, light and views into our private garden and flat would also be adversely affected.. The pathway wall is narrow already and extending vertically will create a closed in walkway. We need to think about the reduced amount of sunlight and the problems of damp this may cause. Would this also have implications of safety walking down a dark pathway at night?

Aesthetically how would this effect the look of the whole area? Would the property prices be reduced with the addition of a new build in the immediate area? Would standard of living be reduced in the area being changed?

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					<p>This is sought after area steeped with history and Grade II listed buildings. There is no necessary need for new properties to be built for holiday accommodation. Surely we should be supporting and using the amenities already provided? We have an abundant of excellent places that tourists can stay and enjoy the atmosphere, rather than being in stuck in a generic new build. We are very upset by the proposed and I am using this opportunity to reiterate how strongly we object.</p> <p>Yours Faithfully</p> <p>Mr Rory Dobner & Mrs Claire Dobner</p>
2014/7778/P	Geoffrey Ognall	9 Kendalls Hall New End London NW3 1DD	16/01/2015 10:45:39 INT		<p>As a resident of Upper Hampstead walk I am concerned regarding my access to my complex, and also the interruption, mess and potential damage caused by construction traffic entering the site from the rear entrance of Upper hampstead walk</p> <p>Geoffrey Ognall geoffrey@ognall.com 02074333858 9 Kendalls Hall New End London NW3 1DD</p>
2014/7778/P	Rose Sawkins	30 New Court Lutton Terrace Flask Walk London NW3 1HD	20/01/2015 23:31:46 OBJ		<p>Though the project of Living Architecture is an interesting – and, doubtless, pleasure-giving and ‘educational’ one (at least judging by information available) - the choice of this location for a hotel seems distinctly questionable - indeed worrying for many of us who are local residents of many years (including myself) and many of whom also work from home for some or a good part of the time – as well as for others who make day-to-day use of Streatley place - in particular the children, parents of children, and staff at New End School.</p> <p>All will be seriously impacted upon by proposed building works and the alteration of the pleasantly unobtrusive landscape as a result.</p> <p>If minimisation of disruption from building works can be guaranteed, how about considering the alternative of one-storey studios / workshops for architectural software developers...so as to more closely chime with LB Camden criteria for use of this land...?</p> <p>- Or – and preferably, if remotely possible - a micro nature reserve for use by both New End and other local schools as well as those local children for whom this are of Streatley Place and the gardens of New Court are a favourite playground.</p> <p>I would like to make further comment at a later date when have looked more closely at the plans.</p>

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2014/7778/P	Katie Roodner	21 New Court Lutton Terrace London NW31HD	20/01/2015 11:55:46	OBJNOT	<p>I live in no 21 New Court, directly adjacent and below the proposed building. My family has lived in New Court for more than 20 years.</p> <p>Light/privacy My family is directly affected by the proposal. The proposed building is significantly taller and bigger than the existing buildings. I live below the site and am already shaded by the spot. The trees shed their leaves in winter and the flat gets much lighter. They were thinned as part of the refurbishment some years ago – addressing existing concerns about the darkness of my flat and garden. The new buildings will also have windows looking directly into my garden and home. There is no survey of how this development will affect my light or privacy.</p> <p>Historic Environment The application seems to take no consideration of the existing historic environment – this has been well detailed by other objections – and will irretrievably alter the feeling and style of this unique alleyway. The significant change to the appearance of the street is well illustrated by the black and white photograph that begins the historic survey. The proposed buildings bear no relationship to the existing nineteenth century vernacular architecture.</p> <p>Structural/flooding concerns The site is above New Court (grade II listed) and a retaining wall (also listed), which has already been subject to subsidence prevents it falling onto the property below. The land is notoriously flooded by ground waters and New Court has no foundations. The retaining wall has lime mortar (restored in partnership with English Heritage) and is already deteriorating.</p> <p>Change of use The proposed change of use is not in keeping with the current environment and does not meet any existing need for the area. Hampstead is well served by guest houses and hotels and has already has a large tourist presence.</p> <p>Building works The demolition and building works will cause significant disruption. The site is landlocked.</p>

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2014/7778/P	Mrs Wendy Stanton	Flat 4 Streatley Flats, Streatley Place, Hampstead, London, NW3 1HR	20/01/2015 11:10:48	COMMNT	<p>Dear Rob,</p> <p>I am writing to object to the proposed development that would be located at 6 Streatley Place. Reference number 2014/7778/P.</p> <p>The proposed development, if approved, would cause my family concern, as it would be overlooking our property and blocking a great deal of daylight. Most of our daylight comes from the front of the building where this new building would be erected. The back of Streatley Flats, backs onto a brick wall, so therefore, we rely on the natural light that comes from the front of the building.</p> <p>Looking at the plans of this new build, the windows suggested would cause intrusion into mine and my fellow neighbours of Streatley Flats.</p> <p>Streatley place is a very quiet and quaint part of Hampstead. It is a pedestrian alleyway that boasts Victorian character. I do not see how this new build fits into the character of Hampstead.</p> <p>I am seriously concerned about what kind of noise this proposed hotel will produce! We would have people arriving and departing at all hours, not caring much about the noise levels to the surrounding neighbours. Streatley Place is a very quiet alleyway and noises are amplified at night.</p> <p>There is a proposed bin room that would sit adjacent to our building. The dumping of rubbish and bottles would cause noise pollution as I'm sure there will be no timeframe on when the bins will be used.</p> <p>Our bedroom windows look out onto this new build, and as a mother of two children, I feel that the noise levels this hotel will cause during the night, and the light it will block, will have an effect on us.</p> <p>I hope that Camden, will take into account the concerns that we have and also, be mindful in maintaining the character of Hampstead.</p> <p>Regards, Wendy Stanton.</p>
