

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7651/P	Andrew Cumming	25 Liddell Road West Hampstead London NW6 2EW	29/01/2015 12:52:54	OBJ	<p>We object to the closure and demolition of existing workshop buildings which will result in a loss of a particular type of light industrial, high quality employment space within the borough, as identified in Camden Council's own planning policies.</p> <p>Camden Council planning documents state "the Council seeks to encourage Camden to be an economically successful borough, providing a range of businesses and maximising job opportunities. And that the planning system should contribute to this by ensuring there is sufficient employment land to meet the needs of current and future businesses. This includes office, research and development, light industry and general industry."</p> <p>and</p> <p>Camden Council's own commitment in the Camden Community Investment Programme 2012 identifies "Liddell Road as a site of high quality employment in planning terms – of which there are very few in the borough. It states that such space should be retained in line with CS8 of the Core Strategy and DP 13 of the Development policies of the LDF."</p> <p>This type of space within the borough, identified as to be protected by Camden Council, has suffered continual and irreversible loss in redevelopment to housing and other uses.</p> <p>Camden Council also recognises this as a major problem in its recent Direction under Article 4 of the Town and Country Planning Order to remove permitted development rights (to change from office to residential use) within this specific area, stating: The Council considers that these rights "have harmful social, economic and amenity impacts".</p> <p>Liddell Road industrial estate is rightly identified as unique and important by Camden Council. The availability of small scale industrial units has created a burgeoning manufacturing hub in West Hampstead, proving high quality employment and training. Such sites are rare.</p> <p>However, the Council has failed to give adequate assistance or support for the businesses to relocate, preferring to ignore the rights and needs of the businesses in a flawed consultation within the community. Businesses have not even been offered space within the proposed development, or any other area in Camden's portfolio.</p> <p>Our business have been searching extensively for more than a year and unable to find anything similar or suitable to continue in business. Even estate agents Camden have appointed to help have been unable to show us details of anything close to suitable in size, use or location.</p> <p>We and others are finding it impossible to find suitable premises in terms of size or use. There is a dearth of comparable light industrial premises, with most suitable sites currently in re-development to residential use.</p> <p>Many businesses here will close. The impact of the loss of these businesses on the community, local</p>

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services and employment will be considerable.

We suggest that the existing business which have nowhere to go and are at risk of closure with subsequent loss of employment, are either allowed to continue to operate on the site, or that the council locates alternative sites from its portfolio within the borough. This will prevent the loss of space that Camden Council itself identifies as high quality employment land.

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2014/7651/P	Tania Moor	100 Maygrove Road London NW6 2ED	29/01/2015 11:12:54	OBJ	<p>I object to the planning applications on the following basis:</p> <p>1 The school</p> <p>- This is an ill thought through proposition for a split site school. The distance between the two sites is far more than a 15 minute walk. I used to walk my son, in a buggy, between Maygrove Road and Kilburn Grange Nursery every morning and afternoon and this journey took me approx. 25 minutes each way for a shorter distance and without a small child walking with me.</p> <p>b) It is my understanding that the council has been given over £6m. for the provision of new school places in the area. It is unclear how this money is being spent if not on the school which leads me to...</p> <p>2. The proposed tower block and mansion blocks -</p> <p>a) the proposed height of the buildings is too high and out of keeping with the area. There is a real risk that, if this were to be passed through planning, it would set a precedent for future developments. Indeed it has already been cited in a planning application at the Iverson Road tyres site.</p> <p>b) it is not a comparable height to the Ballymore development at West End Square as it is proposed to be built on a raised land bank.</p> <p>c) the mansion blocks use as a reference point those on West End Lane. Surely the height of the buildings on Maygrove Road should be the reference point for building on Maygrove Road?</p> <p>d) It is unclear why the site needs to be developed to such a degree (i.e. over-developed). Given the funds have already been given for the school, we are being asked to comment on a planning application, for public land, using public money, without a clear picture of why it is necessary.</p> <p>e) Lack of affordable housing is an issue. The planning application states that due to public demand the height has been lowered from 14 to 11 storeys and therefore the provision of affordable housing has had to be reduced. This is an outright lie as the original plans had NO affordable housing. In addition the rebuild of the Travis Perkins site on West End Lane is referenced as a development that will have a higher quota of affordable housing. As this has not yet been approved as a planning application this should not be used as a viable reason. Again, without being allowed to see the viability report for the Liddell Road application I can only assume that more affordable housing within the planning application should be sought.</p> <p>f) Traffic Management - a traffic management survey was undertaken in July of this year when all of the private sector schools had finished for the summer. Traditionally the roads are substantially less busy at that time of year. Maygrove Road is currently a very busy road and there are daily traffic and parking problems. There is no clear traffic management/car plan within the document (please also see note above regarding the distance between the two school sites) and this is a problem that needs to be addressed, and a realistic traffic survey carried out (i.e. term time for a schools, winter).</p> <p>g) Quality of the build - I am very concerned about the final quality of the build as I understand that this would be up to the developers once Camden has sold them the land. This is unacceptable as evidenced by the monstrosity that was built at 59 Maygrove Road. Whilst during the planning application this looked to be a high quality build, the result is substandard and a blight on the area.</p> <p>h) Community - there has been no commitment to the improvement of open spaces within the area as a result of a proposed large build at Lidell Road, the Regal Homes development on Maygrove Road and the developments of Iverson Road. The proposed extra "open space" within the Lidell Road application is little more than a turning space for delivery vehicles. We need a commitment to improvements and hopefully an extension of Maygrove Peace Park to begin to accommodate these vast changes that are</p>

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					<p>happening in such a small area.</p> <p>i) In addition more community space is needed to complement that provided by the Sidings Community Centre.</p> <p>3. Provision of Employment Space -</p> <p>a) There were offices that stood empty on Maygrove Road for years, and were eventually used by squatters, as there was no demand for them.</p> <p>b) The West End Square development has office space that has not yet been let, despite keen interest in the flats and retail space. It seems that this provision will be plentiful for the area, will providing the sought after amount of employment within the area, and that the proposed work space at Lidell Road runs the real risk of staying empty as did the office space that was on Maygrove Road that is now being turned into flats! I propose that the employment space is taken out of the plans and this extra space used to reduce the height of the tower and mansion blocks /provide more affordable housing/provide much needed community space.</p>
2014/7651/P	Michael Bailey	107b Iverson Road West Hampstead	28/01/2015 10:57:48	OBJ	<p>Tower block B of 11 storeys is too high for the area and will blight the view for residents north of the railway lines. The 5 storey block C is too high and the design and height does not fit in to the 3 storey residential Victorian terrace already standing along Liddell Road. The 5 storey block A will cast shadows over the school playground during summer and in winter; the school playground will hardly have any sun at all. 21 trees need to be cut down in Liddell road and there are no plans to re-instate them. Not enough unbiased research has been done on whether office spaces in Block A will be rented. There are far too little social housing for the size of the development and this will change the areas' social demarcation of a dramatically changing West Hampstead. This development loses too many existing light industrial companies but does not bring enough to existing residents and Camden in the 21st century. It might be subsidising a school but this is not a reason for a property developer to over crowd this development.</p>
2014/7651/P	Ciaran Molloy	130 Maygrove Road	29/01/2015 21:11:27	COMMNT	<p>This mixed development is too large. The whole project is a gross over development. The proposed block at five storeys along Maygrove Road which will be along the top of a fifteen foot high bank is too dominant and will dwarf the three storey buildings across the road. It is out of scale with the neighbourhood. Also there is no provision for parking in this development. The 106 apartments and the businesses will have visitors and tradesmen . Where will these people park? What will be the effect on the rest of the people who already live here? An eleven storey tower block is also out of scale with houses in this area.</p>