

From: [REDACTED]
Sent: 13 February 2015 00:33
To: Planning
Cc: Fowler, David
Subject: 2014/7651/P - Phase 2 Liddell Road redevelopment

The split of this planning application appears strange as during the consultation Camden Council indicated that the proposed residential development was necessary to fund the new school provision? If the development is constructed sequentially (i.e. the school completed for September 2016 followed by the residential and workplace building) then the impact on the community will be prolonged and the first years of the schools operation will be disrupted.

The proposed 11 storey residential tower is out of scale with the surrounding area resulting in significant overlooking of the park and adjoining residential properties. In an area which has been identified as deficient in open space it seems strange to provide additional residential units without any increase in open recreational space. Also the lack of affordable housing appears contrary to the Council's planning policy which should set the standard for other private developers.

The proposed workspace is comparable to that found in the now demolished Handrail House on Maygrove Road (currently being replaced by housing). In order to permit the loss of this space significant evidence was produced to show that this type of space was not viable in this location.

Overall the proposed scale of the development on a site which is not zoned as part of the West Hampstead Growth Area is significantly out of scale with the surrounding context and appears to be driven by financial necessity rather than due consideration of current planning policy and community concerns. The preparation of wider master-plan for the West Hampstead area would have allowed local residents to judge these proposals in a wider context and perhaps provide the necessary different uses within the area rather than all compressed on this single site.

Both applications should be refused in their current form and a more considered brief that provides a 'stand alone' primary school (even if this managed in partnership with the existing Kingsgate provision). Any associated housing / workspace provision also needs to be in scale with the existing context.

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