

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Consultees Addr:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2014/7851/P	Dr Harald M Lipman	The Dutch House 77a Fitzjohn's Avenue NW3 6NY	11/02/2015 19:43:59 INT		<ol style="list-style-type: none"><li>1. We have not received notification of this palanning submission</li><li>2. It is impossible to view any relevantplans or drawings on your webpage</li><li>3. We shall be out of the country 14-21 February 2015</li><li>4. We require extension of time to submit objections</li></ol>

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2014/7851/P	David Booth	3 Prince Arthur Road NW3 6AX NW3 6AX	12/02/2015 14:06:22	OBJ	<p>Arthur West House development (2014/7851/P)</p> <p>The demolition of Arthur West House is regretful. I feel Camden Council have let down the local community as the building fulfilled a social need offering around 150 affordable rented rooms for young people seeking their first employment in London. Whilst Hyelm, the previous property owners are seeking new accommodation in London, this may well not be in Camden.</p> <p>The neighbours to the property now face around 2 years of considerable disruption as Pegasus Life develop the site creating self-contained specialist living accommodation for older people. It is envisaged that approximately 42 one or two bedroom flats will be built on the site along with a well-ness centre and common lounge etc.</p> <p>Objections to design of proposed building</p> <ol style="list-style-type: none"> <li>1. Looking at the section through Fitzjohn's Avenue, the view of the property from the Dutch House down to no 3 Prince Arthur Road, is very different. The west building is one floor higher and is sited closer to 16 Prince Arthur Road. I object to the extra floor.</li> <li>2. The east building also is substantially bigger from the same perspective. I object to the top floor.</li> <li>3. Basement: developers, in many properties in Camden, have taken the opportunity to build basements to expand their property. Building a basement car park for 35 cars seems excessive. I believe that many of the flat owners will not require a car. Some will no longer drive; public transport is good and very convenient in the area. A car parking space should be an optional extra. I therefore suggest that the size of the basement is reduced say to 25 cars. Basements are a considerable risk in this area and Camden should ensure that the risk of any impact on the local community caused by the creation of a basement.</li> <li>4. Colour of bricks: I am not sure these are in keeping with the area.</li> </ol> <p>Construction considerations</p> <ol style="list-style-type: none"> <li>1. We believe it is planned that access to the property is from Prince Arthur Road, both during construction and after opening. It should be noted that the existing property is accessed from Fitzjohn's Avenue and only support services use Prince Arthur Road for deliveries etc.</li> <li>2. We are very concerned about the impact on the local community in Prince Arthur Road during construction. In particular from the 77 Fitzjohn's Avenue down to 3 Prince Arthur Road and no 16 Prince Arthur Road.</li> <li>3. Prince Arthur Road and Ellerdale Road are very narrow due to parking. Cars can only pass in the gaps between parked cars. Any lorries create a very disruptive flow to the traffic. I would like to see ban on ANY lorry movements to the site using Ellerdale Road and Prince Arthur Road west of the boundary of the building site. Access to the site can therefore only be from Fitzjohn's Avenue into Prince Arthur Road.</li> <li>4. Ellerdale Road and Prince Arthur Road are also used widely for parking during the school run.</li> <li>5. During some periods of the reconstruction, for example demolition, significant numbers of lorries will be required to either take away or deliver materials. There is no place for lorries waiting to load or unload to park. This needs to be recognised and managed by the developer.</li> <li>6. Delivery times: these should be arranged outside the morning rush hour and school opening and closing times. The impact of the development (if it goes ahead) at St Anthony's school will also have a major impact on the area particularly the junction of Arkwright and Fitzjohn's Avenue.</li> <li>7. Damage to road surface: it is likely that considerable damage to the highway will occur during the construction. We want assurance that all damage will be made good.</li> </ol>

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					<p>Owner occupation</p> <ol style="list-style-type: none"> <li>1. The flats should only be sold to owners who are over 60. This must be a major restriction in any lease to avoid property speculation. The development is providing for a social need for well off local people who are looking to down size in an environment that will give them comfortable living accommodation in their late life and when they will need health care support.</li> <li>2. The leases should not permit ANY subletting, again to avoid property speculation.</li> <li>3. As the objective is a social need, flats should not be sold to companies, particularly offshore companies. As there is a shortage of such properties demand should ensure properties are sold quickly.</li> <li>4. They should only be offered as owner occupied and to UK residents.</li> <li>5. It should be recognised that owners may die in the premises and therefore properties will be empty from time to time whilst estates are wound up and the property sold. To ensure this is carried out in a timely fashion no short term compromises such as subletting or transfer of ownership to beneficiaries should be allowed.</li> </ol> <p>Local considerations</p> <ol style="list-style-type: none"> <li>1. St Anthony's School at the top of Arkwright Road is also planning a major development at the same time as the Pegasus Life construction. Camden Council need to give careful consideration to the impact of both developments on the local community. There is already a major redevelopment to 2 houses commenced next to St Anthony's school.</li> <li>2. Parking: although only 42 flats are planned in the new building, the owners will all be elderly and therefore regularly visited by their family and friends. This will impose additional strain on parking in the area as the basement car park is only available for the owner's vehicles.</li> <li>3. It should be noted that previous Hyelm residents noticeably did not have cars. The report on transport considerations is completely erroneous in its assumptions.</li> <li>4. Deliveries to new development after opening: I would expect substantially more deliveries such as Ocado. Previously deliveries were for the canteen/restaurant and were larger but less often and before the morning rush hour.</li> </ol>
2014/7851/P	Neal Menashe	26 Ellerdale Road London NW3 6BB	11/02/2015 11:15:04	OBJ	I object to these plans as it will not be in keeping with the general surroundings. The new building will be an eye soar from the road and the general beauty of the area will be destroyed.
2014/7851/P	Ian Birksted	Stables Lodge 7A Ellerdale Road Hampstead London NW3 6BA	13/02/2015 09:19:42	COMMNT	Our property looks directly unto Arthur West House as we are on the diametrically opposite side of the same block. I am therefore concerned about, and object to, any increase in the building footprint (thus reducing the size of the green space inside our city block) and any increase in the height of the new development over and above the height of the existing Arthur West House.
2014/7851/P	David Booth	3 Prince Arthur Road NW3 6AX NW3 6AX	13/02/2015 08:45:56	COMMNT	<p>Planning permission is being sought for 2 major developments within 100 yards: St Anthony's School in Arkwright and this one.</p> <p>The construction plan should reflect (particularly the transport element) how the constructors plan to manage the traffic with 2 such major developments in close proximity.</p>

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2014/7851/P	Derek Yates	3 Prince Arthur Road London NW3 6AX	13/02/2015 21:41:06	OBJEMAIL	<p>I object to the Planning Application on two grounds:</p> <p>(1) The proposed building is higher than the existing building. I would support the application (subject to point 2) if it were nowhere higher than the current building</p> <p>(2) There will be significant increased traffic on Prince Arthur Road, a small, narrow, and quiet road. The increased traffic will occur both during the construction, and once completed, as there is a proposed new car park with its entrance on Prince Arthur Road. I would support the application if Prince Arthur Road were permanently blocked at the boundary between the new development and its neighbour.</p>
2014/7851/P	Katri Yates	Flat 4 3 Prince Arthur Road London NW3 6AX	13/02/2015 23:01:37	OBJ	<p>Living and working in the house opposite of the planned construction I object the plan on the following grounds:</p> <p>1) The volume of the new building is much larger than the existing one. It will be a major construction undertaking in one of the most congested areas of Camden.</p> <p>2) I object to the extra height of planned building because it blocks the sky line (view of St John's steeple will be ruined). Also it will tower over the other buildings on the residential road.</p> <p>3) I object to the two storey-deep car park causing potentially subsoil irregularities and underground water disturbance and potential damage to the foundations of Victorian houses as the development is at the highest position on the road.</p> <p>4)The extra traffic and noise due to the change in use of the site. The entrance to the hostel was on Fitzjohn's, now the plan is to have it on Prince Arthur Road. The students living in the hostel did not have cars and there was minimum amount of deliveries. The new use of the site will multiply the traffic exponentially.</p> <p>5) This site is really not suitable for serviced use due to high congestion of this particular area.</p>

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2014/7851/P	Mandy	5 PRINCE ARTHUR RD NW36AX	14/02/2015 11:26:57	OBJ	<p>1) Prince Arthur Rd has had multiple properties in extensive renovations for the past 1.5yrs+ which resulted in congested traffic and noise pollution even on weekend mornings. It has been a nightmare living in such conditions for so long. It is unreasonable for immediate neighbours to be asked to entertain further extensive disturbances again.</p> <p>2) There are already 2 large elderly care residences (Henderson Court) on Fitzjohn Rd and Prince Arthur Rd within 3minutes walking distance from the proposed new facility. These facilities constantly have minibuses and delivery vans coming, going and idling in the main streets. It is currently tolerable, but the proposed new number of residences and additional offered services will certainly mean an influx of transit to/from the facility contributing to the already #1 worst congested streets in London. There are numerous schools in the immediate vicinity of the proposed facility and visit any morning or school pick up afternoon and witness the standstill traffic and parents walking children. I don't see how the flow of additional residences" related traffic can possibly be sustained. Let alone the ability for emergency services to reach the area in the event medical services are required for these new residents. Additional traffic and parking problems will result by any visitors to the new residents.</p> <p>3) Parking availability and resulting illegal parking is already an issue without present residents, staff or visitors at the address in question.</p> <p>4) Design wise, Hampstead and the Hampstead High Street are beloved for their suburban, sleepy and cozy qualities. Such a monstrous 6 story building will stick out in the landscape like a sore thumb, block neighbor's light, disrupt the family neighborhood design and feel.</p> <p>5) The proposed facility with services provided would also result in loss of privacy to existing residents on Prince Arthur Rd which other than school drop off and pick up is a quiet and private residential road.</p> <p>I kindly urge the council to reconsider this application for construction/extension of the building, based on the above grounds which is representative of my fellow neighbors as well.</p>
2014/7851/P	Dr Harald M Lipman	The Dutch House 77a Fitzjohn's Avenue NW3 6NY	11/02/2015 19:44:21	INT	<ol style="list-style-type: none"> <li>1. We have not received notification of this palanning submission</li> <li>2. It is impossible to view any relevantplans or drawings on your webpage</li> <li>3. We shall be out of the country 14-21 February 2015</li> <li>4. We require extension of time to submit objections</li> </ol>
2014/7851/P	Brian Susskind	30 Ellerdale Road London NW3 6BB	11/02/2015 11:19:07	OBJ	<p>I object to these plans due to the increase in traffic it will cause. Currently the traffic in the area is terrible and no one in the current building there would have a car. Under the new proposed development for almost every unit will need to have a car and traffic in an almost impossible area, will become that much worse. Getting out of the Ellerdale and Prince Arthur roads during the mornings is almost impossible – it can take 15mins to get out and now that the entrance to this new development will be in Prince Arthur it will basically impossible to leave the house during traffic times.</p> <p>This scheme will take 2 years to build and during that time roads are going to need to be closed. It will be terrible in trying to get kids to school and back.</p>