

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7683/P	St.John Wright	26 Lissenden Mansions Lissenden Gardens NW5 1PP NW5 1PP	16/02/2015 11:15:32	OBJ	<p>This is a copy of the Lissenden Gardens Tenants Association's official Objection to Planning Application – 2014/7683/P (Parliament Hill School, William Ellis School & La Swap Sixth Form Highgate Road NW5 1RN), which was delivered to Town Hall (Reception in Judd Street) by hand on Saturday 31st January 2015 along with more than 30 other letters of objection:</p> <p>The Committee of the Lissenden Gardens Tenants Association wishes to object to the proposals contained within the above planning application, on behalf of the residents of the Lissenden Gardens estate, on the following grounds:</p> <p>Design and layout: We believe that the proposed new buildings, both the Sports Block and the ribbon building, will be much too close to Lissenden Gardens estate, especially Clevedon Mansions. Residents tell us that the new buildings are so close that they would lose privacy inside their homes and on their shared balconies, which are an important element in our communal life. We believe that the whole of the Lissenden Gardens estate will be darkened by this new building, hemmed in and enclosed. Camden's officers have stressed that one of the main motivations for this work is to open up the school's view of the Heath; this work will reduce the views of the Heath for some residents, and entirely destroy the Heath views for others.</p> <p>External appearance: The monolithic new building is exceptionally bulky and out of scale with, and unsympathetic to, neighbouring buildings. JJ Lorraine, a leading architect who lives on the Estate, says that the proposed building needs articulation and stepping to break up the bulk of the building. The degree of relief in the proposed building does not genuinely address this issue, failing to deal with the root problem, which is that the building is just too big – the mass is too large for the building's intended location.</p> <p>The proposed building forms a solid wall running along the length of Clevedon Mansions, and along the northern aspect of the square. The entire building has a fortress-like appearance, and is very harsh on the eye compared to the current varied skyline. We believe that the proposed building lacks elegance of any kind, is ugly and aesthetically unpleasant. We also believe that this design will negatively impact the appearance of the Morant building.</p> <p>We also believe that there has been a lack of a suitable strategy for landscaping and gardening; the tree-lined square in Lissenden Gardens, a centre of our community, will be adversely affected by the design and location of the proposed building and the choice of landscaping in the school grounds adjacent to the square.</p> <p>Loss of Privacy: Currently, many of the flats in Clevedon and Parliament Hill Mansions are not overlooked and residents enjoy a reasonable level of privacy inside their homes. Because the new buildings will be so close, the proposed work will result in a loss of this privacy, and these flats will be overlooked by a number of classrooms and possibly hundreds of students every day. We believe that this will substantially adversely affect the quality of residents' lives. Camden intends to place mesh screens in front of part of the windows. We do not believe that, based on the application, this will in</p>

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					<p>any way protect residents' privacy as students will be able to look through the grilles and into the flats.</p> <p>Light and noise pollution: The new buildings will be far too close to the homes in Lissenden Gardens, resulting in light and noise pollution. At one point, the ribbon building will be less than 15m from some of the Lissenden Gardens flats. Noise from busy classrooms, as well as from students outside the building, will prevent residents' quiet enjoyment of their homes. In addition, classroom windows will be open in warmer weather, which will increase the amount of noise that reaches residents. Light from the building will also affect local residents after dusk. Evening and weekend use will exacerbate this, and the noise will echo around the Lissenden Gardens square.</p> <p>The Lissenden Gardens square is a major element of Lissenden Gardens' communal life, and we believe that the ribbon building will protrude into this much-loved community space. Lissenden Gardens is a unique example of a working social community that has been created by the interweaving of its diverse population, its natural setting and its architecture. Camden has recognized this in its many prizes such as Camden in Bloom. It is our belief that this design and landscaping proposal is a missed opportunity to work with local residents and to complement our thriving community.</p> <p>We also wish to object that the consultation process did not include local residents at an early stage when the decision was taken to place the new buildings very close to Lissenden Gardens. There has been no community involvement either in the planning and design of the building, nor in how the building could benefit the local community.</p> <p>We wish to object to this planning application.</p> <p>St.John Wright Chair</p>

2014/7683/P	M L McClew	93 parliament hill mansions Lissenden gardens London Nw5 1nb	17/02/2015 20:44:36	COMMNT	I have sent a letter with objections hand delivered on Saturday 31st January
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