

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/5539/P	Rosemary Nicholson	15A Falkand Road Kentish Town London nW5 2PU	25/02/2015 13:14:58	OBJ	<p>I would like the planners to consider a number of issues when deciding to put residential units on this site.</p> <p>Firstly, this site was previously used for car parking. Now the street has less parking. Would it be possible to only grant planning if the new buildings did not have the right to own or park cars. I used to live in Tower Hamlets and this was very common in new build properties there. There is a car club called City Car with cars parked on Islip Street so I see no reason for these residential units to need cars. They will be vey close to the tube too.</p> <p>Secondly, there is a real shortage of primary school places in Falkand Road, the street only comes into the final distance offered for one school, Carlton, which is near as the crow flies, but not easy to get to. Having 2 bed flats would increase the number of families living In the street, and the number of children requiring primary school places. I see this as being problematic.</p> <p>Thirdly this area is very mixed socially. We have lots of street council properties with also lots of recent development work carried out to multimillion pound houses. I feel we need more social housing in the area, to make up for the gentrification. If the residential units are to be built,how many of them will be for social housing? If none of them are then this will alter the social demographic of the area too much.</p> <p>Fourthly, I think that 8 new flats is too many for the area. I can see whoever wants to build these flats probably wants to make as much money from them as possible, and this would be a good way of doing it. I can't see how 8 new flats would benefit the area though. Wouldn't the area benefit just as well by having one decent social family house built? This would fit in more with how the area looks.</p> <p>Finally I am worried about the disruption and noise to residents, but also to very important local services such as Bluebells Nursery which is housed near the plot, in the church hall on the junction of Lady Margaret Raod and Falkland Road. What would the planning office be able to do to minimise disruption to residents and local children and families?</p>
2014/5539/P	Emma Dally	45 Falkland Road London NW52XB	26/02/2015 08:46:08	COMMEMP ER	What we need in this area is housing for families. This application is for 1 and 2 bedroom units, which are clearly not for families. The area has plenty of these already.

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2014/5539/P	Annie Todd	15A Lady Margaret Road London NW5 2NG	25/02/2015 20:02:16	OBJ	<p>While we would agree that the existing site could benefit from suitable development, our objections include the following:</p> <p>The plan proposes eight flats, which seems a lot for the available space, with tiny living spaces (top floor flat showing ceiling height of 2.2 metres?), which would suggest greed on behalf of the developers and little concern for quality of living.</p> <p>The plan proposes the inclusion of basement flats – there are no others in the street and it appears that these flats will be very dark.</p> <p>The construction will cause constant noise, heavy lorry traffic and general disruption during the building period in what is a family residential area, and a fairly constricted space.</p> <p>The size of the development will put even more pressure on the available parking space in the Falkland Road/Lady Margaret corner and, on a personal level, increase the likelihood of even more obstruction of our garage.</p> <p>The area where we are (15A Lady Margaret Road) underwent major disruption when there was found to be soil pollution – will this proposed site undergo investigation for similar pollution?</p> <p>Finally, we would object to a hand delivered letter from the developer, Alex Zadah (saying that the residential site ‘would no doubt be the most suitable for your residential area?!), with a ready-written letter of approval for their plan, plus stamped addressed envelope!</p>
2014/5539/P	Jill Ashley	40 Falkland Road London NW5 2PX	23/02/2015 16:41:33	OBJ	<ol style="list-style-type: none"> <li>1. The basement development constitutes, in our view a severe risk to adjacent properties which have no more than Victorian 24" brick foundations. Subsidence has already been experienced at No 40 and, at that time solid ground was found to be 50 feet below the surface, leading one to believe that this ground is not very stable.</li> <li>2. Parking is already insufficient in Falkland Road and 8 more flats with the possibility of 8 more cars is unsatisfactory.</li> <li>3. We consider that this site is very overdeveloped and out of quilter with surrounding properties.</li> </ol>

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2014/5539/P	Alan Crawford	Alan Crawford 41 Falkland Road London NW5 2PU	24/02/2015 12:41:23	OBJ	<p>As neighbours opposite we have the following comments against the application:</p> <ul style="list-style-type: none"> <li>• The proposed development is far too dense with eight small flats crammed into a space that would usually contain no more than four or five. The five one-bedroom flats and an obvious over-development. Noise could be a problem.</li> <li>• While in agreement with Camden's policy to create flats, this sort of squeeze shows an extraordinary degree of greed on the developer's account and too little concern for the people living in these conditions for years to come. <ul style="list-style-type: none"> <li>o The top floor flat shows a ceiling height of 2.2 metres. This is just a touch higher than a typical doorframe.</li> <li>o We are unable to understand how Flat 8 is supposed to access the north-facing roof terrace, which is only half the height of the room behind. In other words it would have to be accessed through a door that is no more than one metre in height?</li> <li>o The basement rooms are very dark, particularly at the front where only a small, half-height lightwell is planned.</li> </ul> </li> <li>• The majority of flats proposed would be of a type that Camden considers to be lowest priority with only a third of the flats of the highest priority.</li> <li>• The plan proposes to dig out the full extent of site to the depth of three or 3.5 metres, followed by pile driving. <ul style="list-style-type: none"> <li>o This will cause significant noise for the whole neighbourhood and high levels of lorry traffic through the narrow roads of Falkland Road, Leverton Street and Ascham Street. It would be a hazard to the large number of children walking to and from school.</li> </ul> </li> <li>• As for planning, no other dwelling on the street has basements. Environmentally, this would be totally out of place.</li> </ul> <p>Alan Crawford 41 Falkland Road</p>

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