

Objection and comment to planning application for 11 Cannon Lane ref:
2015/0127/P

From Karen Cramer, 8 Well Road NW3 1LH

1. Impact on Privacy

I am concerned about the impact of the height and design on the proposed new building on the privacy of the neighbours. I live in number 8 Well Road and the proposed height of the new building combined with the large south facing windows in the main bedroom and bathroom ensuite will look directly into our main bedroom on the first floor of our house and will also impact privacy of the bedroom on the 2nd floor of our house. At the moment there are no windows which look out over the boundary wall of 11 Cannon Lane so the proposed design if it goes ahead will result in a material deterioration in our privacy.

Were the project to go ahead we would also request assurances that there would not be further applications to extend the property either in terms of height or depth (i.e. any further basement work).

2. Impact on the look of the area

This is a historically significant and special part of Hampstead and hence a conservation area. The Old Parish Lock-Up (c1730) is set within a listed wall which extends south from Cannon Hall. The current house to be demolished was built in the garden behind the wall and only sloping rooftops which are very unobtrusive are currently visible. The new modern house will stand much higher than the existing house and will be clearly visible from the road. The look and feel of Hampstead is changing fast which is a shame.

3. Impact on noise and pollution levels

I am concerned about the significant disruption to the neighbour's quality of life over an extended period of possibly two years, which will result in impact of building noise and increased traffic noise, with trucks loading and offloading and leaving their engines running. In addition my son suffers from severe eczema and this will be exacerbated by the increased levels of dust caused by a building project of this size.

4. Impact on Traffic flows

The building site is likely to have a materially negative impact on traffic flows, parking and road safety in the area. We are concerned that they are proposing to knock down part of the wall to give builders access. A similar situation recently occurred at 5 Cannon Lane where the builders knocked down a listed/protected wall and the council appeared to turn a blind eye

We have 3 primary schools and one nursery in the immediate vicinity. The cumulative effect of 3 developments (there is another house that is to be demolished in Well road) have not been thought through and could result in a very dangerous situation for children. Well Road is used by Heathside school every day to access their play area on the Heath, the schools walks down Well Road and turn right down Well Passage opposite this site. Who on the council will be taking responsibility for any child being harmed by 3 large demolition/developments in this small conservation area?

The **transport routes** being proposed are **inaccurate**. Many of the roads are inaccessible to HGVs. They will only be able to access the site via Well Road which is a single-track road for the most part. The lorries leaving the Nursing Home Development will also have to use this road to exit as New End is one way at the top. There could be utter chaos as lorries could be coming in opposite directions as there is no-where 2 HGVs can pass (and not many areas where even cars can pass).

The bottom of Cannon lane is the only pull in for passing cars in that stretch of road. If it is used as the entrance to the site where will cars pass? Cannon lane only has a pavement on one side, the entrance to the site renders the pavement unusable on the corner of Cannon Lane/Well road.

They mention that they will try to have vehicles arrive between 9.30 – 4.30 – what about school pick up which starts from 3 onwards, the majority of cars come down Well Road?