

Dike, Darlene

From: Mary Powell [REDACTED]
Sent: 17 April 2015 20:08
To: Thuaire, Charles
Cc: Planning
Subject: FW: water house 2011/4390/P reconsultation
Attachments: Water House Development Consulstation Response - 2011/4390/P

Dear Mr Thuaire

Thank you for the opportunity to comment further on this planning application. I have previously done so in October 2013 (attached). I have read through the additional documents, particularly the construction management plan. I travel along Millfield Lane almost every day to access Kenwood Ladies' Pond, usually cycling and sometimes walking.

I would like to repeat that Millfield Lane is wholly unsuitable for this volume of construction traffic, even if it has been revised down. The table indicating the width of various parts of the lane does not make sense as it is only the narrowest point which matters, and that is influenced further by the twists and turns of the lane (reducing the effective width). The assertion that the whole of the lane is at least 3.8m wide is simply untrue.

The video link below shows an attempt to move a lorry along the lane and reverse into the entrance of the Water House (unsuccessfully). It is almost inevitable that vehicles would end up using the space in front of the entrance of Kenwood Ladies' Pond. This is unacceptable.

<https://www.youtube.com/watch?v=zyy-UKFOomw&feature=youtu.be>

Some of the vehicles accessing the site would be 6 wheel/24 tonnes and up to 9m long. The video above should be enough to demonstrate that such vehicles cannot safely negotiate Millfield Lane. As a cyclist and pedestrian I would feel very unsafe using the lane, despite the presence of Banksmen. The turn at the bottom of Merton Lane would also be unsafe, with likely damage to the traffic bollard by turning trucks.

The removal of any vegetation in the lane to facilitate vehicle access would be wholly unacceptable. Such vegetation should only be removed if it presents a risk to regular users of the lane or if it is damaged and diseased, and not to suit the convenience of the owners of the Water House.

The overall works period of 100 weeks is horrific. I realise that some of those weeks would be taken up with less intrusive activities but there is enough of this period dedicated to heavy work to be highly disruptive to the surrounding area. This will be in the cause of a large scale vanity project at a property which has already been rebuilt in the 1970s and 1990s.

Most crucially, the idea that Ladies' Pond Staff should contact the Construction Project Manager to alert her/him that emergency services have been called is utterly ridiculous. Just this week at the men's pond there has been a tragic incident which demonstrates how critical it is to get rapid access to the ponds in the event of an emergency. The ambulance service cannot be waiting for construction vehicles to get out of the way as there is no alternative route to the Ladies' Pond. The Lifeguards would also be distracted from their core duties if required to make such an additional call, in addition to them having to phone the emergency services and respond to the casualty themselves.

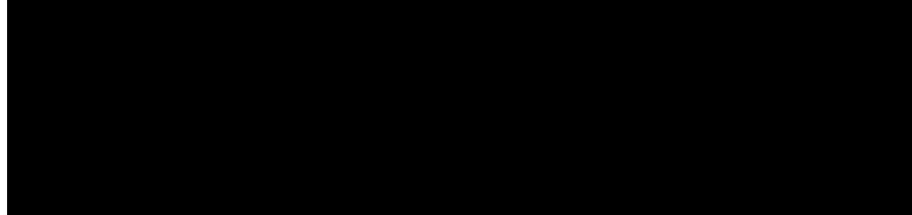
Thank you for the opportunity to comment further

Yours sincerely

Mary Powell

From: "Thuairé, Charles" <Charles.Thuairé@camden.gov.uk>

Date: 1 April 2015 16:27:08 BST



Subject: water house 2011/4390/P reconsultation

I am writing to update you on revisions to the Water House application ref 2011/4390/P.

A number of documents have been revised and added, in response to comments made by yourselves, officers and independent consultants. These relate to the BIA, CMP and arboricultural reports, as well as minor revisions to the ground floor plan showing a cycle storage and a garage turntable. In addition a new ecology report has been provided.

These documents comprise-

- Hydrology:
 - Site section Rev C 633(PL)005;
 - Hydro Geological Schematics 901/SK/020 Rev P11;
 - Hydro Geological Section E-E 901/SK/023 Rev P1;
 - Topographical Survey Boundary Levels 14624_01_P;
 - RSK Letter dated 13th October 2014;
 - SWP MicroDrainage Calculations; and
 - HRW Response to CGL dated 21st October 2014.
- Revised plans:
 - Ground Floor Plan 633(PL)021 Rev H; and
 - Section AA and BB 633(PL)301 Rev G.
- Construction Management Plan Rev i.

Arboricultural impact assessment revised 8.12.14 by Landmark Trees;
Preliminary ecological assessment 3.2.15 by MKA.

All these documents are now on the website, as well as the 2nd independent review of the earlier revised BIA by our consultants CGL.

I am therefore writing to all affected parties who previously commented on the technical documents relating to this scheme, as part of a limited reconsultation exercise, and giving you the opportunity to make any further comments on these revised documents.

I would be grateful for any comments you may have within 4 weeks' time (taking account of the Easter break).

thankyou

Charles Thuaire
Senior Planning Officer
Regeneration and Planning
Culture and Environment
London Borough of Camden

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error, please contact the sender and delete the material from your computer.

Dike, Darlene

From: Ann Wiggins [REDACTED]
Sent: 17 April 2015 21:57
To: Planning
Subject: The Water House 2011/4390/P

Dear Mr. Thuare,

I have looked at the planning application for the upgrading and modernisation of The Water House. Although a great deal of research has gone into minimising the disruption for local residents and Heath users, the disruption and length of time that this project will take sounds absolutely horrendous – **two** years of noise, and heavy vehicle access. I do feel that to prioritise the desires of one family over the needs and pleasures of the majority over such a long period is really out of proportion. I understand the use of banksmen in the process of safety, but I think it will be a very unpleasant experience for all the users of Millfield Lane. Millfield Lane is like a little country lane which will be transformed into a nightmare for too long a period. I hope that this long term development will not go ahead as planned. I am also very concerned about the access area to the Ladies pond. I can't see how the vehicles can totally avoid at least part of the vehicle, accessing that area.

Sincerely,

Ann Wiggins

Dike, Darlene

From: Bridget Leach [REDACTED]
Sent: 19 April 2015 19:20
To: Thuaire, Charles
Cc: Planning
Subject: Planning Application: Water House 2011/4390/P. Objection

Dear Charles Thuaire,

I have read this Planning Application to Camden from Mr and Mrs Munford thoroughly.

As a user of Millfield Lane, and the Heath in general, I am very sorry to see this application get so far, the reasons being

1. The absurd amount of heavy traffic that will be using Millfield Lane. When I last walked down there Millfield Lane could be described as a footpath only. The occasional use of vehicles for Heath business or very small cars for access is about as much traffic as any sensible person would want. More than that it would be downright dangerous (they may try and take care but I am sorry there are bicycles, people, children and dogs using the lane and putting HGV's in the mix is a recipe for disaster). There is also a lot of a vehicles at certain times and the lane is simply unsuitable.

2. The noise, dirt and dust that will be generated is another factor which will greatly undermine everyone's peaceful enjoyment of the Heath. The whole point of the Heath, including the Ladies Pond, is that it provides a peaceful clean environment for ALL.

3. The impact being out of proportion to what is being done. The council and the corporation do a good job of maintaining this fantastic place so it is completely unfair that such disturbance could be allowed for one residence only. It is out of proportion. Of course individuals have rights, but surely one family's right to build has to be weighed up against the impact upon hundreds, if not in the summer months, thousands, of peoples' escape from the city for some green space.

Yours sincerely

Bridget Leach

General enquiry form - Ref. 10040730

Customer

First Name Monica
Name Teversham
My enquiry is ref 2011/4390/P

Hello, I gather I can comment on the recent changes to this planning application of The Water House in Kenwood. I'm unable to work out from the website how to do this and think others will have the same problem. Could you please pass this on? Thanks.

It is proposing the use of heavy goods vehicles along Millfield Lane by the gate of the Heath Ladies' Pond, which would be used as a turning space. This is a very special, calm place for so many of us - old and young, plus animals such as kingfishers - and the haven will be destroyed for the sake of digging to increase square footage for one home, with huge amounts of noise and dust. Kensington and Chelsea are putting a stop to these sorts of projects and the trouble and danger they cause. I hope Haringey will do the same.

Yours

M. Teversham

I would like to be contacted by

eMail

Email

Phone

Address

38 Talbot Road, Highgate, London N6 4QP

About this form

Issued by Council and Democracy
 Camden Town Hall
 Judd Street
 London WC1H 9JE

Received on 19/04/2015

Form reference 10040730

Contact method Self service

Dike, Darlene

From: Thuaire, Charles
Sent: 20 April 2015 10:00
To: Planning
Subject: FW: The Water House 2011/4390/P

Please register on m3 as objection to this case

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: Ann Wiggins [REDACTED]
Sent: 17 April 2015 21:56
To: Thuaire, Charles
Subject: The Water House 2011/4390/P

Dear Mr. Thuare,

I have looked at the planning application for the upgrading and modernisation of The Water House. Although a great deal of research has gone into minimising the disruption for local residents and Heath users, the disruption and length of time that this project will take sounds absolutely horrendous – **two** years of noise, and heavy vehicle access. I do feel that to prioritise the desires of one family over the needs and pleasures of the majority over such a long period is really out of proportion. I understand the use of banksmen in the process of safety, but I think it will be a very unpleasant experience for all the users of Millfield Lane. Millfield Lane is like a little country lane which will be transformed into a nightmare for too long a period. I hope that this long term development will not go ahead as planned. I am also very concerned about the access area to the Ladies pond. I can't see how the vehicles can totally avoid at least part of the vehicle, accessing that area.

Sincerely,

Ann Wiggins

Dike, Darlene

From: Rachel Douglas [REDACTED]
Sent: 20 April 2015 10:32
To: Thuair, Charles
Cc: Planning
Subject: PLANNING APPLICATION - THE WATER HOUSE (2011/4390/P)

As before, I object strongly to the proposed redevelopment of The Water House on Millfield Lane on two grounds:

- 1) the only approach is totally inadequate for the amount of heavy vehicle movement this would entail and needs to be preserved in its natural "country lane" state to keep the character of this beautiful side of the Heath
- 2) the basement excavations involved would have an extremely deleterious affect on the underground streams/springs in the area that drain into the ponds and could have major unseen consequences.

Rachel Douglas
6 Bellgate Mews
London NW5 1SW

Dike, Darlene

From: Thuaire, Charles
Sent: 20 April 2015 10:45
To: Planning
Subject: FW: The Waterhouse on Mill Lane

PI register on m3 as objection to this case 2011/4390/P

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: Jill Higgins [REDACTED]
Sent: 20 April 2015 10:39
To: Thuaire, Charles
Subject: The Waterhouse on Mill Lane

I strongly object to these plans as they will obstruct the valuable natural walkway on Mill Lane.
Jill Higgins

Dike, Darlene

From: Thuaire, Charles
Sent: 20 April 2015 10:56
To: Planning
Subject: FW: Mill field lane

PI register on m3 as objection to Water House Millfield Lane ref 2011/4390/p

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

-----Original Message-----

From: [REDACTED]
Sent: 20 April 2015 10:55
To: Thuaire, Charles
Subject: Mill field lane

Having just watched a video of proposed works at The Water House I am totally appalled at the prospect of heavy vehicles along Millfield Lane. At present it is hard enough when the Heath vehicles pass but how are walkers, joggers, families with pushchairs, dog walkers suppose to go when the size of those vehicles over run the path. Even more appalling, is the fact that they will attempt to turn at the entranceto the Ladies pond. This is an area of natural beauty within London, a place to walk, sit, swim , in PEACE! A natural habitat for wildlife. All this is going to be destroyed by heavy vehicles up and down a lane that is not built for them. I strongly disapprove of any changes affecting the Heath and feel there must be another solution before granting permission to redevelop the Water House.

Yours Diane Weatherly
Charles Thuaire
Senior Planning Officer
Regeneration and Planning
Culture and Environment
London Borough of Camden

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5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

Dike, Darlene

From: Bindman, Lynn [REDACTED]
Sent: 20 April 2015 12:01
To: Planning
Subject: FW: Millfield Lane/Water House

Dr Lynn Bindman

From: Bindman, Lynn
Sent: 20 April 2015 11:59
To: charles.thuaire@camden.gov.uk
Subject: Millfield Lane/Water House

Dear Sir,

I am outraged at the proposal to undertake major reconstruction of the Water House, involving construction vehicle traffic along the narrow country lane alongside the womens' swimming pond and onwards.

Millfield Lane is totally unsuited to lorry traffic, being part of the Heath access, and used by the elderly, mothers with buggies and toddlers.

Building basements would also have potential for upsetting the water table along this area.

I strongly urge Camden to reject this proposal which is really dangerous for people using the lane as access to the pond and other parts of the Heath.

Yours truly,

Lynn Bindman

Dr Lynn Bindman, JP