

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3076/P	Martyn Swain	22 Rydal Water Hampstead Road London NW1 3ED	23/06/2015 22:01:24	COMNOT	<p>I have lived in Rydal Water for the past 32 years and became a leaseholder approximately 10 years ago. I have no desire to move, but with the massive levels of uncertainty about the "HS2 issue" and with compensation appearing to be a lottery, the stress to all residents on the Regents Park Estate has been considerable.</p> <p>I understand completely that the Council have to act swiftly in order to ensure that those displaced by the HS2 plans, should they go ahead, will be re-housed in the area and that is to be commended.</p> <p>However - although there has been an ongoing discussion about the erection of a new block between Rydal Water and Hampstead Road, I only became aware of the Council's intention to seek planning permission at a meeting last week (9th June) at the Surma Centre a full week after planning permission had actually been lodged.</p> <p>I am extremely disappointed that having faced so much uncertainty for the last 2 years, that I've now been presented with what appears to be a "fait accompli" regarding the construction of the new block, which a Council official casually informed me at the Surma Centre meeting, would be "starting in the Autumn".</p> <p>So - I have 3 major concerns:</p> <p>Loss of Amenity - I have seen no proposal from Camden to show they are prepared to mitigate any of the considerable disruption that will take place over an estimated 18 months of construction.</p> <p>I am a composer by trade. Rydal Water is a quiet block and I write at a piano. I've been able to do that increasingly successfully for the past 20 years - but I can't imagine I'll be in a position to do so with a construction site only a few meters away.</p> <p>Blight - In order to alleviate a large amount of stress, I'm coming to the conclusion that I will have to sell my flat in Rydal Water and move away from the area threatened by HS2. I've been advised by 2 local estate agents that the value of my property will decrease during the period of construction of the adjacent block - and given the fact that Royal Assent is likely to have been granted to the HS2 project by the time construction of the new blocks is complete, that too is extremely likely to have a negative impact on the value of my property. In short - the lack of notice given, or any reasonable period of notice is likely to have a very significant effect on the value of my property for up to 20 years.</p> <p>This means that unless I'm prepared to put up with up to 20 years of massive and unhealthy disruption, I will be forced to move out of the area, as the loss in value to my property will almost certainly force me out of London, if I wish to continue to own my own home.</p> <p>Lack of Information - Had Camden supplied me with full information about their intentions in a timely manner, I would've been able to make an informed decision about whether or not to sell. When original plans for HS2 were announced I received 2 recorded delivery items from HS2. The first announced boldly on the envelope "PARLIAMENTARY NOTICE - THIS COMMUNICATION MAY AFFECT</p>

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Comment: **Response:**

YOUR PROPERTY”, with the second letter marked “IMPORTANT - the contents of this letter may affect your property”. I am completely unaware of any similar notices coming from Camden Council, which I consider completely unacceptable.

As it is, I feel I’m at the mercy of both Camden Council and HS2, neither of whom have presented tenants and leaseholders with any reasonable guarantee of compensation, or of any mitigation (such as the installation of triple glazing and an offer to cover the shortfall of funds and moving costs should I decide to sell in a blighted market).

I think it perfectly reasonable to expect Camden to set out and publish clear information about a compensation and mitigation package for leaseholders and residents alike, before planning permission is granted.

Although I understand the need for speedy action, for which the council should be praised, this project has clearly been put together in haste and not properly thought through.

If there has been a consultation process, the importance and urgency has not been made clear and I’m not prepared to take responsibility for this on the council’s behalf.

In its current form, I have no option but to oppose this planning application - and I would fully expect anyone in my position, to do the same.

Health Issues - Hampstead Road is almost exclusively lined by tall buildings, meaning that road pollution is funneled down the road, having a negative impact on local residents. Removing one last area of green land in front of Rydal Water will certainly have a negative impact on the pollution levels surrounding the road.

In conclusion:

Both HS2 and Camden Council should be striving to find solutions that are fair for everyone. Obviously this letter of opposition cannot involve HS2, but it’s very clear that as things stand, the Council’s proposals leave me severely disadvantaged, both in terms of my right to quiet enjoyment of my property and the negative impact of the loss of equity in my property.

I oppose the proposal until the very serious issues raised in this letter are properly dealt with.

Kind regards,

Martyn Swain
Leaseholder, 22 Rydal Water

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2015/3076/P	Angela Moore	57c Albany Street London NW1 4BT	22/06/2015 10:31:57	OBJEMAIL	<p>I would like to appeal against the plan for building a 7 floor block of flats in place of Cape of Good Hope Public House. Please note this name no longer exists and is now called Cavali.</p> <p>The design is not in character with the rest of Albany Street which is a conservation area. This proposal is higher than nearby Troutbeck block so is inconsistent. It is also higher than existing buildings except the White House Hotel</p> <p>Also I think the upper levels of this proposal are closer to the road than existing building.</p> <p>The proposed development would block light from property on the other side of the road.</p> <p>There is also a proposal to demolish the local police station and replace with flats if permission granted by Mayor of London who has responsibility for the building.</p> <p>There will not be available car parking space for the increased number of residents as existing car park would be built on.</p>
2015/3076/P	Anthony & Kim Eleftheriou	13 Swallowfield Munster Square London NW1 3PJ	18/06/2015 16:18:11	OBJEMPER	<p>We are committed to totally reject the further building behind Swallowfield which incorporates the former cape of good hope now a restaurant. Many of us at Swallowfield including myself want to strongly object and protest to Not allow a 6 storey building to go ahead which would block out all our sunlight that pours through every day.</p> <p>I cannot understand any department allowing more buildings to go up in an already congested area. We only have a little bit of space between buildings as it is and we don't want to lose any of it.</p> <p>Therefore we are putting our objections in and would also seek compensation under the UK law of light loss should this go ahead? As my health is also a major reason we would need to relocate as I couldn't live here anymore.</p> <p>I have had cancer 3 times and now suffer from Sever heart failure from the treatment and therefore have a disability. I use the nearby hospitals extensively and this project would be detrimental to my well being.</p> <p>We have also just endured over 4 years of containers being used in our open space and car park for a better homes project which initially we were told would only be 18 months. The containers have only just been removed with a further 8 still awaiting removal.</p> <p>Kind Regards</p>

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2015/3076/P	Mr Steven Christofi	Flat 5 Ennerdale Varndell St London NW1 3QD	22/06/2015 13:04:05	OBJCOMP AP	Having attended the recent exhibition for these developments I have no objections to the new housing proposals.

I have one objection to the garden/open space works and that relates to the garden by Borrowdale (Stanhope St junction with Robert St). The proposal is for a gravelled area for the French game "boules" and a concrete table for table tennis and sundry ball games. The seating has been reversed so that they face towards Borrowdale housing block and the railings enclosing the garden have been removed.

My objections/comments for these are as follows;

1. The gravelled area is most likely to be used by children as a source of stones to throw at each other, passers-by and surrounding windows. In time this loose gravel will probably be stolen and have to be continually replaced at great expense. Please do not allow this proposal.

2. The concrete table for ball games (table tennis) will cause a noise nuisance and most likely attract groups of youths that will cause further disturbances.

I have spoken to the architects putting this plan forward and suggested that perhaps the plans might be better accepted if they targeted the older generation for these outdoor games. For example the concrete table could be marked out with a checkerboard so that people could bring their own chess pieces or draughts pieces for a more sedate, quieter outdoor pursuit.

Please consider this as an alternative.

3. The reversal of seating to face private residential windows and balconies is an unacceptable loss of residents privacy. The seating as it is now facing outwards across the junction and opposite open area is just fine. Please keep the seating as it is. It is well used.

Although this does not directly affect me I have noticed that the council has allowed such seating arrangements in the garden between Hampstead Rd and Rydal Water block. One seat is within 3m of a ground living room window and faces directly into it. I do not want this to happen to my block (Ennerdale) so I must object where the council is allowing this elsewhere. (The poor residents have not opened their curtains in a long while and it is a loss of the use of a window).

4. The removal of the railings enclosing this garden will alter its character and use. I can see people less likely to use it when directly exposed to the traffic at the junction, particularly mothers with young children. This is most likely to lead to overuse in the neighbouring garden opposite my block (Ennerdale) with the consequent pressure and nuisance this will cause. Please retain the garden as an enclosed area.

Once again can I thank the Council staff and architects who organised and attended the many public

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2015/3076/P	Javed Ahmed	Flat 4 Woodhall Robert Street NW1 3JP	16/06/2015 09:37:41	OBJ	<p>exhibitions for all these proposals.</p> <p>We are losing the open spaces we have around the local area, where will the children play how are you going to deal with the dense population. Has there any thoughts been given to were the residents will park the car it is already very difficult. We should not allow any commercial unit this creates even more people traffic.</p> <p>For the last three years we have lived with construction being taken place on our door step and to live with even more is outrageous. There is no explanation of compensation packages being agreed for homes that will be disrupted by the new construction. It creates extra noise, smell and it's really bad for health in general.</p> <p>School spaces are very limited with the increase of residents what will happen to children that don't get a space in their local school. There is limited number of play areas for children and then we worry that we have an obesity epidemic.</p>

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2015/3076/P	Kim Eleftheriou	13 Swallowfield Munster Square london NW1 3PJ	18/06/2015 16:45:54	COMMEMP ER	<p>We own a flat in Swallowfield block, since 1997 and lived here since 1988. Having to face this proposed development we absolutely object to the scale and style in this location. I would feel I have to move if this goes ahead. This is an unsympathetic housing scheme on Plot 6 The Cape of Good Hope due to the following:</p> <ol style="list-style-type: none"> 1. The development does not reflect PPS7 and PPS 12 "Housing in Settlements" policies. Where it states that "When considering an increase in housing density in established residential areas, great care should be taken to ensure that local character, environmental quality and amenity are not significantly eroded and that the proposed density, together with the form, scale, massing and layout of the development will respect that of adjacent housing and safeguard the privacy of existing reside." This has affected my home in the following way: The 6 storey proposed housing scheme does not respect existing massing of 3 to 4 storey buildings on Albany Street. 3 to 4 storey development to follow foot print of Troutbeck homes would be more in tune with the existing. 2. The development does not reflect Camden Planning Guidance Design regarding Privacy and overlooking. This design just meets the minimum of 21m (if plans/section/elevations are correct) between habitable rooms (Bedroom to Bedroom or living space). 3. Proposed balconies provide significantly increased opportunities for overlooking reducing that distance to 18m only. They can also result in noise and disturbance. 4. Loss of light and overshadowing calculations are based on pre-application advice scheme and not this current scheme that has been filed. Enclosing the area in front of Swallowfield will make all of the lower flats dark and gloomy with no trees or ability to have open space. 5. It will undermine my enjoyment, privacy and the value of my flat. 6. The Local authority should consider existing residents as well as trying to house new. 7. Fire brigade access could be blocked by one vehicle illegally parked. 8. Bin storage and smell emanating from the back of the development. 9. Increased parking requirements with an already busy area. 10. View from my front room will be into the bedrooms. 11. Increased level of noise. 12. it is not stated what would happen to existing trees. 13. Finally for the well being of my husbands health issues this will be detrimental.
2015/3076/P	Joan Fage	19 The Tarns Varndell Street London NW13RP	19/06/2015 16:34:08	OBJ	<p>I'm concerned about the loss of the green open spaces, especially on either side of The Tarns on Hampstead Road. Hampstead Road is a busy highway which needs softening with trees and vegetation to damper noise levels plus residents need some green space. I'm also objecting to increased noise levels caused by building work. I'm elderly and reliant on the buses and fear building work will affect bus routes and therefore I will be isolated and unable to get my shopping.</p>

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2015/3076/P	Mr Crispin Dunn-Meynell	57 Albany Street London NW14BT	17/06/2015 11:39:27	OBJ	<p>I wish to register an objection to the part of the Camden Council planning application for a 7 story building on the plot currently occupied by the Cape of Good Hope (Cavali) and car park on Albany Street.</p> <p>My objections are that this will detract from the Grade 2 listed buildings on the west side of Albany Street and cause parking issues.</p> <p>When the Regent's Park Estate was built, the height of buildings facing Albany Street were kept to four stories above ground level. Higher buildings on the Regent's Park Estate were set back at a minimum of 50 metres from Albany Street. The planning proposal for a seven story building would make it the tallest building facing on Albany Street (apart from the White House Hotel at the Euston Road end). Camden Council's original intention was to add a story to the adjoining buildings on Albany Street (Troutbeck). To allow a seven story block on the Cape of Good Hope site would create a precedent leaving the possibility for Camden Council to apply for planning permission for raising the height of those buildings at a later date, further detracting from the Grade 2 listed buildings on the west side of Albany Street.</p> <p>The proposal to build on the car park at the Cape of Good Hope site will also restrict available parking in an area where parking is already at a premium. Residents in a new block at this location will require parking which would further exacerbate the problem.</p>
2015/3076/P	Jo Hurford	Flat 71 30-40 Grafton Way London WC1E 6DX	18/06/2015 11:24:47	COMMNT	<p>Whilst it is important that people who will lose their homes due to HS2 can stay in the area, building on green spaces will make life worse for all residents. Therefore if HS2 is cancelled or does not come to Euston the planning permission that will be granted for this application must be cancelled. The green spaces must be preserved at all costs. They are what make Regents Park Estate so peaceful, the loss of them will create slums of the future.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3076/P	Mark Hughes	3 Cartmel Hampstead Road NW1 3SH London	20/06/2015 06:11:37	OBJ	<p>I strongly object to planning application 2015/3076/P.</p> <p>I especially object to the block of flats in Cartmel back garden. Hampstead Road/Varndell Road, Newlands plot.</p> <p>The points below do apply to other blocks suggested to be built on car parks or in existing blocks gardens.</p> <p>We already have to put up with noise from children playing on the car park at the front of Cartmel, even though there is a play ground only yards away. As parents rather let their children play downstairs on the car park so they can stand just outside their flats and keep an eye on them instead of having to actually go outside and properly supervise their children.</p> <p>Having another block so close we will have to put up with more noise coming from the back as well as from the front.</p> <p>We will have to put up with the new block of flats blocking out sun light from existing lower floors on e.g. Cartmel.</p> <p>We will lose privacy as the new block will overlook the existing flats of Cartmel by being so very tall (11 storeys!)</p> <p>We will have to put up with an additional 2 years of noise in the building of this block of flats. We are going to have to put up with noise pollution from HS2 for several years but tenants in e.g. Cartmel are going to have to put up with additional 2 years of noise from Camden Council building blocks of flats in gardens of existing blocks of flats.</p> <p>Camden Council claim to be against HS2 but then they will make tenants lives even worse by suggesting to build a block of flat so close to Cartmel which is one of the worst affected blocks when it comes to noise, vibrations, traffic, other noise pollution and nuisance!</p>
