

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2688/P	Mimi Armstrong	31 Burleigh House Westking Place London WC1H8AQ	21/07/2015 01:11:02	COMMNT	<p>WESTMINSTER AND KINGSWAY COLLEGE MAY 2015 PLANNING APPLICATION FOR CONSTRUCTION AT WESTKING PLACE IN THE BICYCLE ENCLOSURE OF:</p> <ul style="list-style-type: none"> <li>• A REFUSE AND RECYCLING STORE AND</li> <li>• A SMOKING ENCLOSURE</li> </ul> <p>This May 2015 application follows hard on the heels of the December 2014 application to infill the Undercroft and cover the service yard. The application does not explain why these changes are necessary. It will come as no surprise that we oppose a refuse and recycling store and an anti-social smoking enclosure opposite the flats where we and other families live, some with young children.</p> <p><b>THE REFUSE AND RECYCLING STORE</b></p> <p>The December 2014 Design and Access Statement was at pains to emphasise (Context section 2.2): “The service yard would continue to accommodate the buildings’ refuse provision.....Consideration to the proximity of adjacent residential development to the proposed infill and service yard and is one of the primary planning considerations.</p> <p>In its Physical Context (2.3):</p> <p>The four storey residential properties ... have windows looking toward the College....At the southern end of Westking Place is the refuse storage area for the residential blocks noted above.”</p> <p>And in its Final Brief (4.2):</p> <p>“Extending the cover across the remaining yard is seen as offering a significant improvement of handling deliveries and refuse”</p> <p>The application contains no rationale for the proposal and accordingly should be rejected. As others have suggested, if consideration to the proximity of the adjacent residential development is genuinely a primary planning consideration the College should locate the refuse and recycling store within its covered service yard to the southern end of Westking Place opposite the refuse storage area for the residential blocks.</p> <p><b>THE ENCLOSED SMOKING ENCLOSURE</b></p> <p>How can it be right for an educational establishment to seek to replace cycle storage with a smoking area when it must be Council policy to encourage exercise and bicycle travel. Again there is no rationale. The proposal is to concentrate smokers opposite the flats in the only covered area in the College’s external amenity space. Neil Jarman of Cole Jarman acoustic consultant’s comments: “In itself numbers of people within the shelter will not be significant in the context of the numbers using the adjoining amenity space. However as a place of shelter it will be used more than the open areas.... (the mitigation measures proposed) will provide some screening ....therefore noise should not be a reason for refusing the proposal.”</p> <p>Whilst Mr Jarman appears never to have been outside a public house at closing time, he appear to be confident that the screening measures proposed by Gibberd will be adequate. Again, the application should be rejected in the absence of any rationale for the change and a proper assessment of the likely noise and social effects of concentrating a number of young people in a small covered space.</p>

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2015/2688/P	Carolina Stupino	Flat 10 Beckett House Westking Place London WC1H 8AH	21/07/2015 07:18:32	OBJ	<p>I live at flat 10 Beckett House, opposite the proposed development.</p> <p>I am strongly against a smoking area being built right opposite my property, on the grounds of the effect of smoke coming from a concentrated restricted area and also on the noise from a number of people congregating in the same spot.</p> <p>The development would be detrimental to all people living in Beckett house on grounds of health and noise levels so I ask you to oppose this proposal.</p> <p>Furthermore the current provisions allow for people to smoke outside already so I don't see any reason for the change. Last comment on the reduction of bike parking from 110 to 38 places: shouldn't people be encouraged to use bicycles?</p>
2015/2688/P	Dr Patrik Karrberg	Flat 13 Burleigh House Westking Place Wc1h 8aq	21/07/2015 00:04:17	OBJ	<p>It is commendable that the council provides opportunity for young people to educate themselves in the fine facilities in the College.</p> <p>However, for those of us living next door a new smoking and rubbish collection area does not provide any added benefits. Rather, large groups of people gathering and polluting the air would rather be an environmental disturbance. Already living next door to a lively educational institution provides some noise pollution at times, so in order to keep a harmonious relation with its neighbours, I'd appreciate if this planning proposal was withdrawn.</p> <p>Surely, the Council would also appreciate that the distance between the College and the residential area is so short, that planning permission for such facilities would not be in line with Camden's admirable intentions of promoting healthy living, and a green community.</p>
2015/2688/P	Katrina	17 Becket House Westking Place London WC1H8AH	21/07/2015 02:56:36	OBJ	<p>A SMOKING ENCLOSURE</p> <p>As many of the residents in Westking Place have stated we are strongly against this proposal for a number of reasons. Firstly, this proposal lacks necessity and only suggests college's desire to move smoking area as far away from its own building at our expense. Proposed smoking area will be less than 5 m away from our bedroom windows. Not only it creates an extra noise and smell it potentially decreases property value of the flats facing that smoking enclosure, not to mention a higher fire risk hazard. Despite Cole Jerman Noise Advice it is important to note that for many students smoking area is also a place for socializing which in itself suggests that the proposed one will be used in a similar manner, hence the number of people within the shelter will be significant and also will lead to a congregating of students in one area. Proposed timber screening around the enclosure is not a sufficient measure to tackle this problem.</p> <p>Based on all of the above the activities proposed by Westminster Kingsway College will lead to an increase in noise level and disturbance to residents on Westking Place.</p>

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2015/2688/P	Gillian and Richard Henchley	Flat 13 Beckett House, Westking Place WC1H8AH WC1H8AH WC1H8AH	20/07/2015 20:47:28	COMNOT	<p>WESTMINSTER AND KINGSWAY COLLEGE MAY 2015 PLANNING APPLICATION FOR CONSTRUCTION AT WESTKING PLACE IN THE BICYCLE ENCLOSURE OF:</p> <ul style="list-style-type: none"> <li>• A REFUSE AND RECYCLING STORE AND</li> <li>• A SMOKING ENCLOSURE</li> </ul> <p>This May 2015 application follows hard on the heels of the December 2014 application to infill the Undercroft and cover the service yard. The application does not explain why these changes are necessary. It will come as no surprise that we oppose a refuse and recycling store and an anti-social smoking enclosure opposite the flats where we and other families live, some with young children.</p> <p><b>THE REFUSE AND RECYCLING STORE</b></p> <p>The December 2014 Design and Access Statement was at pains to emphasise (Context section 2.2): “The service yard would continue to accommodate the buildings’ refuse provision.....Consideration to the proximity of adjacent residential development to the proposed infill and service yard and is one of the primary planning considerations.</p> <p>In its Physical Context (2.3):</p> <p>The four storey residential properties ... have windows looking toward the College....At the southern end of Westking Place is the refuse storage area for the residential blocks noted above.”</p> <p>And in its Final Brief (4.2):</p> <p>“Extending the cover across the remaining yard is seen as offering a significant improvement of handling deliveries and refuse”</p> <p>The application contains no rationale for the proposal and accordingly should be rejected. As others have suggested, if consideration to the proximity of the adjacent residential development is genuinely a primary planning consideration the College should locate the refuse and recycling store within its covered service yard to the southern end of Westking Place opposite the refuse storage area for the residential blocks.</p> <p><b>THE ENCLOSED SMOKING ENCLOSURE</b></p> <p>How can it be right for an educational establishment to seek to replace cycle storage with a smoking area when it must be Council policy to encourage exercise and bicycle travel. Again there is no rationale. The proposal is to concentrate smokers opposite the flats in the only covered area in the College’s external amenity space. Neil Jarman of Cole Jarman acoustic consultant’s comments:</p> <p>“In itself numbers of people within the shelter will not be significant in the context of the numbers using the adjoining amenity space. However as a place of shelter it will be used more than the open areas.... (the mitigation measures proposed) will provide some screening ....therefore noise should not be a reason for refusing the proposal.”</p> <p>Whilst Mr Jarman appears never to have been outside a public house at closing time, he appear to be confident that the screening measures proposed by Gibberd will be adequate. Again, the application should be rejected in the absence of any rationale for the change and a proper assessment of the likely noise and social effects of concentrating a number of young people in a small covered space.</p>