

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2688/P	Neil Howes	27 Burleigh House WC1H	21/07/2015 13:32:44	OBJ	<p>WESTMINSTER AND KINGSWAY COLLEGE MAY 2015 PLANNING APPLICATION FOR CONSTRUCTION AT WESTKING PLACE IN THE BICYCLE ENCLOSURE OF: A REFUSE AND RECYCLING STORE AND A SMOKING ENCLOSURE</p> <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. In its Physical Context (2.3): 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.” And in its Final Brief (4.2): “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	Jeffery & Fay Roberts	3 Becket House Sidmouth Street London WC1H 8AH	21/07/2015 15:30:36	OBJ	<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 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):  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):  “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 during opening hours, he appears 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>
2015/2688/P	Stephen O'Sullivan	5 Beckett House Westking Place London WC1H 8AH	21/07/2015 15:29:07	OBJ	<p>I oppose a refuse and recycling store and an anti-social smoking enclosure opposite the flats where we and other families live, some families with young children. Consideration to the proximity of the adjacent residential development where we live has to be treated as a primary planning concern. Furthermore, there is no rationale for these proposals and accordingly they should be rejected.</p>

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2015/2688/P	Ana Louise O'Sullivan	Flat 5 Beckett House Westking Place WC1H 8AH London	21/07/2015 15:45:44	OBJ	I am strongly against a refuse and recycling store and an anti-social smoking enclosure opposite the flats where we and other families live. We live in a residential area and we are entitled to peace and tranquility. Furthermore, there is no reason for these proposals and accordingly they should be rejected.
2015/2688/P	Mrs Gill Battarbee	Flat 8 Beckett House Westking Place London WC1H 8AH	21/07/2015 15:00:09	OBJ	<p>I wish to register my objection to this proposed change of use.</p> <p>The proposed smoking and refuse areas will be directly opposite Beckett House flats. The smoking area has the potential to be noisy, and produce litter, as well as providing a very negative role model for the children and young people who live in Beckett House.</p> <p>The refuse area, unless strictly monitored, has the potential to produce large amounts of litter and smells, and, if it is to take food waste, there will be the potential for health hazards.</p> <p>I would be particularly concerned regarding the families who have small children. Several of the families living in the flats have small children.</p> <p>"Out-of-the-way" areas such as these can also attract drug users with their associated issues.</p> <p>The creation of these smoking and refuse areas do not appear to support the original Design and Access Statement.</p> <p>And finally, to replace cycle parking with a smoking area seems to be counter to both environmental and healthy lifestyle guidance.</p>

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2015/2688/P	Barney Crockford	19 Beckett House Westking Place London WC1H 8AH	21/07/2015 10:23:00	COMMEMP ER	<p>This May 2015 application follows the December 2014 application to infill the Undercroft and cover the service yard. The application does not explain why the requested changes are necessary. I oppose a refuse and recycling store and an anti-social smoking enclosure opposite the flats where I and other families live, some with young children.</p> <p>THE REFUSE AND RECYCLING STORE</p> <p>The December 2014 Design and Access Statement emphasised (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.  In its Physical Context (2.3):  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.”  And in its Final Brief (4.2):  “Extending the cover across the remaining yard is seen as offering a significant improvement of handling deliveries and refuse”  The application contains no justification for the proposal and therefore should be rejected. If consideration to the proximity of the adjacent residential development is 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>THE ENCLOSED SMOKING ENCLOSURE</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.”  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	Kevin Darcy	21 Burleigh House Sidmouth Street London	21/07/2015 14:18:42	OBJ	<p>Hello,</p> <p>I was rather surprised to learn that Westminster Kingsway College wish to remove the existing cycle storage facilities to install a refuse collection and smoking area. The intention to create such an anti-social environment in close proximity to the residences at Burleigh and Beckett Houses is disappointing and objectionable. The obvious noise and disruption of refuse collection combined with gatherings of smokers will be an unwarranted imposition on the residents of Burleigh and Beckett. There is also the bizarre situation where the College are removing cycle bays to accommodate smoking combined with the potential negative impact for young children of the families nearby being exposed to students smoking who could be viewed as role models for these kids.</p>
2015/2688/P	Xiaopeng Li	18 burleigh house Westking place London Wc1h 8aq	21/07/2015 11:37:31	OBJ	<p>I strong oppose this change as it really affects burleigh house living standards, as the smoking area is right opposite our place, and the rubbish bin is literally right outside the door!</p> <p>In addition, lots of people will likely congregate in a small place</p> <p>I suggest the rubbish bins to be placed on heathcote street</p> <p>Many thanks</p>
2015/2688/P	Dmitry Gruzinov	Flat 2 29 Laycock Street London N1 1UR	21/07/2015 11:57:23	OBJ	<p>As the owner of Flat 9 in the Beckett house I object to this proposal on the basis that locating rubbish bins and a smoking enclosure so close to our building will decrease the (economic) utility of all the residents of the building.</p>
2015/2688/P	Seamus Hill	7 Beckett House Westking Place London	21/07/2015 18:10:33	OBJ	<p>I oppose the creation of a refuse and recycling store and an anti-social smoking enclosure opposite the flats where families live. If consideration to the proximity of the adjacent residential development is a genuine planning consideration, then 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>With regard to the smoking enclosure, I feel placing a smoking enclosure next to a refuse storage area creates to possibility of a potential fire hazard. Particularly if the refuse is flammable, which is often the case with an educational institution. The smoking closure on its own, I feel, is a potential health hazard as it is in close proximity to adjacent dwellings.</p> <p>I also feel that overall, the idea of reducing the number of cycling parking spaces is flawed as many London boroughs, including Camden, are actively encouraging cycling through various schemes and the presence of as many cycling parking spaces as possible is desirable.</p>
2015/2688/P	YUE CAI	FLAT 16 BURLEIGH HOUSE, WESTKI NG PLACE LONDON WC1H 8AQ	21/07/2015 10:25:02	OBJ	<p>OBJECTION! Having people smoking in the living area which I and other neighbors stay is very annoying and unhealthy.</p>

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2015/2688/P	vinodh coomaraswamy	24 Burleigh House Westking Place London WC1H 8AQ	21/07/2015 13:42:58	OBJ	<p>WESTMINSTER AND KINGSWAY COLLEGE PLANNING APPLICATION 2015/2688/P 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>Dear Sirs, I am the owner of Flat 24 in Burleigh House, Westking Place, London WC1H 8AQ . I, together with all the owners of flats in both Burleigh and Beckett Houses to whom I have spoken oppose this planning application. There can be little reason for locating a refuse and recycling store and an anti-social smoking enclosure opposite flats in which families live, some with young children. THE REFUSE AND RECYCLING STORE The application contains no rationale for the proposal and accordingly should be rejected. If 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. THE ENCLOSED SMOKING ENCLOSURE When it is local and national policy to discourage smoking, discourage the use of cars, encourage exercise and encourage bicycle travel, how can it be right for an educational establishment: (1) to facilitate smoking; and (2) to seek to replace cycle storage with a smoking area. The proposal is to concentrate smokers opposite the flats in the only covered area in the College's external amenity space. This will create significant potential for noise, loss of privacy and second-hand smoke. Again, the application should be rejected.</p>
2015/2688/P	Rachel and Marc Polonsky	28 Burleigh House Sidmouth Street London WC1H 8JX	21/07/2015 15:16:02	COMMNT	<p>We oppose a refuse and recycling store and smoking enclosure opposite the flats where families live, some with young children. The application contains no rationale for the proposal and accordingly should be rejected.</p> <p>In relation to the refuse/recycling store: 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>In relation to the smoking area: 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. We note the irony of an educational establishment seeking to replace cycle storage with a smoking area. (Surely it must be Council policy to encourage exercise and bicycle travel?) The proposal is to concentrate smokers opposite the flats in the only covered area in the College's external amenity space. This will lead to noise and poor health.</p>