

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3136/P	Lisa Montgomery	2a Ardwick Road NW22BX NW22BX NW22BX	29/07/2015 12:23:20	COMMEM AIL	I object to the conversion of 1 Ardwick Road to 8 flats. The development on Finchley Road (Kidderpore Green NW3) is already due to add a massive 128 residential units to the immediate area. The area faces significant pressure on its limited resources, will have a massive impact in an already traffic heavy area and will mean yet more construction in an area that has been dealing with significant construction for many months (and with many more to come). The density of the human population is set to be far greater than was ever intended in this area with limited parking and a quiet, residential feel that is sure to destruct. When I bought 2a Ardwick Road in October 2013, I assumed that I was buying into an area with largely single family homes. That assumption is being challenged continually. I do not wish to see a bad situation made worse.

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2015/3136/P	Andrew Shaw	26 Burgess Hill	30/07/2015 21:59:55	OBJEMPER	<p>I STRONGLY OBJECT to the proposal for development for many reasons, including the following:</p> <ol style="list-style-type: none"> <li>1. IT IS TOTALLY OUT OF KEEPING WITH THE AREA. The site is located on the Hocroft Estate which is made up of single dwelling properties. The proposal is therefore completely out of keeping with the character of the surrounding houses and area.</li> <li>2. THE LOCATION IS UNSUITABLE FOR A MULTI-DWELLING UNIT. The site is located at the apex of Ardwick Road, Fortune Green Road and Finchley Road. While the proposed entrance is technically on Ardwick Road, it is within a few metres of the other two arterial routes. Both of these are "Red Routes", with Fortune Green Road being a single carriageway Red Route. It has significant traffic flow, including buses, police vehicles and fire engines from the two relevant West Hampstead stations and is frequently seriously congested.</li> <li>3. PARKING IS ALREADY SEVERELY LIMITED FOR RESIDENTS. There is no parking on either Fortune Green Road or Finchley Road and no provision for on-site parking within the proposal. The very limited residents' parking on Ardwick Road and Ranulf Road is already fully utilized. Permitting 8 dwellings in the place of the existing 1 will create additional demand for parking which the roads cannot support. This will be to the detriment of all the local residents.</li> <li>4. CONSTRUCTION OF THE PROPOSAL WILL CAUSE DANGER AND UNREASONABLE INCONVENIENCE TO THE RESIDENTS OF THE SURROUNDING AREA. Ardwick Road is a narrow road, and one of the main vehicle and pedestrian entry point to the Hocroft Estate. Construction on this scale would create noise, dirt and obstruct access for all Hocroft Estate residents, not just those in the immediate proximity of the site.</li> </ol> <p>Construction traffic would cause significant and frequent disruption at the junction of Fortune Green Road. Not only is this an inconvenience for all Hocroft Estate residents, but it would jeopardize the safety of the many school children who use Ardwick Road as the main pedestrian route home from the bus stops on Finchley Road. It would also obstruct access for buses, police and fire engines using the Fortune Green Road red route whether or not they are attending emergencies on the Hocroft Estate.</p> <p>I would strongly urge the planning team to reject this proposal, and to rule out any future conversion of the site to a multi-dwelling unit.</p>
2015/3136/P	Mr and Mrs Debray	1A Ranulf Road	29/07/2015 22:03:29	OBJ	<p>We strongly object to this development. We were surprised to learn from our neighbours about this planning application as no notice seems to have been displayed. Our view is that a block of eight flats would absolutely not be in keeping with the area which consists solely of single family homes. Furthermore, the impact on resident parking would be dramatic in an area where parking spaces are already sparse. Beyond the short term disruption from the building works, the long term impact on the area would in our view be very adverse. This area does not need one more block of flats following the huge development of Kidderpore Avenue. We therefore object in the strongest terms.</p>

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2015/3136/P	Dani Saurymper	7 Ardwick Rd NW2 2BX	29/07/2015 12:12:29	OBJ	<p>I strongly object to the current planning application at 1 Ardwick Rd which has been submitted without any attempt to notify or inform the neighbours in the area. As far as I'm aware no one other than 1 Ardwick Road (the site of the proposed development), 3 Ardwick Road and 79 Fortune Green Road has officially been notified. No notices were posted on lampposts etc.. and no written, email or other notices were distributed to local residents. The proposed changes affect a far wider area than just 3 Ardwick Road and 79 Fortune Green Road.</p> <p>Insufficient time has been given to investigate the application and to formulate neighbouring residents' thoughts and prepare responses. The application has not been distributed widely enough to local residents. Although living only 3 houses away from 1 Ardwick Road, we were not aware that a planning application had been made until today, and then only indirectly through our neighbour. Furthermore many of the local residents are away on holiday at the moment and therefore will not be able to lodge their concerns/objections.</p> <p>Additionally, no consultations have been offered or proposed with local neighbours as to the implications of the new development.</p> <p>I therefore object to the planned application on multiple grounds:</p> <ol style="list-style-type: none"> <li>1. Development is not in keeping with the area. It should be noted that the local area mainly consists of single family homes. I believe that the development of 1 Ardwick Road into an 8 flat development is totally out of keeping with the nature of the area and would adversely impact all residents in the area. The aesthetic appearance of the new development does not seem to have been considered. The local houses have a certain architectural style which the new extensions are in contrast with, to the detriment of the local area.</li> <li>2. Impact on parking and road safety. The proposal will convert a single family home into 8 flats. This will entail a massive influx of dwellers and vehicles into the area. No provision is made in the proposal for on-site parking. Currently, street parking supply in the area is in very short supply and my own property repeatedly suffers from vehicles parking over my driveway and blocking access. This is extremely distressing given the young family we have. This development will simply make the situation worse for all residents in the area who already have to park at distance from their houses.</li> </ol> <p>There will be a minimum of 8-16 additional residential parking spaces required in addition to a greatly increased number of visitor cars, vans and lorries. The proposed development removes the existing parking provisions, while dramatically increasing the demand for on-street parking, which is already in short supply. The effect of the extra crowding of cars and activity at the corner of Ardwick Road and Fortune Green Road has not been investigated. It is already a busy and somewhat dangerous junction with cars turning and swerving as they cross from one road to another. Extra activity will undoubtedly add to the hazards of pedestrian use especially during the morning rush hour.</p> <p>Furthermore, the planning proposal expects to require multiple lorry deliveries/removals per day during excavation of a new basement floor. As the rear of the house is not accessible other than via Fortune</p>

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Green Rd, this would seem to require site access from what is currently a double-red line and intersection with traffic lights. As this intersection is already extremely busy, this would be highly disruptive to traffic flows, and likely make access to neighbouring properties at 75-79 Fortune Green Rd more difficult than it already is.

Additionally, during construction there will be a need for parking for site visitors and construction staff. The construction management statement states that staff and site visitors will be urged to take public transport or use a pay-and-display car park 0.8 miles away - we feel this is extremely optimistic, and that in fact, staff and visitors will have a considerable need for parking in local streets.

3. Adverse impact from basement construction. The proposed excavation and installation of concrete L-shaped retaining walls will impact the structural integrity of all neighbouring properties. The installation of a basement will reduce the bearing capacity of the clay soil. An independent geotechnical survey should be carried out by independent contractors.

4. Adverse impact from surface water dispersal. The proposal will increase the impermeable area with the potential for runoff of water and adverse impact on 79 Fortune Green Road and all other houses in this section of Fortune Green Road.

5. Adverse impact from noise (long term). The conversion of a single family home to 8 flats will inevitably bring a large adverse impact in terms of noise from residents to all other residents in the area.

6. Adverse impact from construction noise (short term). The proposal will require extensive excavation which will entail a great deal of construction noise, dirt and dust. Also the construction traffic will cause huge disruption and congestion in the whole area as the Fortune Green Road/Ardwick Road junction is extremely busy especially during rush hour.

Because of all these factors, the value and appeal of the local houses will be diminished and the local area will be downgraded. Consequently, my wife and I strongly object to the current proposal for development. My understanding is that a previous application for development of flats on the 1 Ardwick Road site was turned down by the Planning Department.

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2015/3136/P	Nikki Krieger	14 Ardwick Road London NW2 2BX	29/07/2015 16:11:35	OBJ	<p>I strongly object to the current planning application at 1 Ardwick Road according to the following points:</p> <ol style="list-style-type: none"> <li>1. Development is not in keeping with the area. Ardwick Road consists of single family homes, with lots of families and people who have lived here for a long time. I believe that the development of 1 Ardwick Road into an 8 flat development is out of keeping with the nature of the area and would adversely impact all residents in the area. We have an abundance of new housing locally which are primarily flats (for example, West Hampstead Square, Liddel Road and Kiddipore Avenue) and I am concerned that the family nature of the area will be removed without local residents standing up for why we love the area and why we choose to live here with our families. Surely, if we keep on converting houses into flats at the rate we are at the moment, the level of congestion, pollution and overcrowding will affect us all on a daily basis. We need to keep our houses as houses as we have an abundance of flats - they are a rarity and define the character of our area.</li> <li>2. Impact on parking and road safety. By having 8 flats, our already crowded street (and looking into the next few months with the additional residents from the the new, huge development on Kiddipore Avenue opposite), I fear that our small street will not be able to cope with the influx of dwellers and vehicles into the area. We only have restricted parking for 2 hours during week days, and please let me assure you, that it is terribly difficult to park near our own homes outside these hours. No provision is made in the proposal for on-site parking. This development will simply make the situation worse for all residents in the area who already have to park at distance from their houses. There will be a minimum of 8-16 additional residential parking spaces required in addition to a greatly increased number of visitor cars, vans and lorries. I have young children and I fear that these additional residents will cause more danger to our small little road, our road was not built for so many residents.</li> <li>3. Adverse impact from basement construction. There is no need for such a large excavation to this development, this is a substantial home. Taking into consideration Westminster Council's steps this week to block the rise of basement conversions, I would urge you to look at this in detail as it sets a most concerning precedence which will not be able to be reversed.</li> <li>4. Adverse impact from surface water dispersal. The proposal will increase the impermeable area with the potential for runoff of water and adverse impact on 79 Fortune Green Road and all other houses in this section of Fortune Green Road.</li> <li>5. Adverse impact from noise (long term). The conversion of a single family home to 8 flats will cause a greatly increased level of noise. We are a family road, and would hate to have our lovely road ruined by so many additional families being crammed in.</li> <li>6. Adverse impact from construction noise (short term). The proposal will require extensive excavation which will entail a great deal of construction noise, dirt and dust. Also the construction traffic will cause huge disruption and congestion in the whole area as the Fortune Green Road/Ardwick Road junction is extremely busy especially during rush hour. This makes this corner dangerous to walk past, drive past and to live near.</li> </ol>

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I hope that you could consider all these points, as this is of a major concern to myself, my family and my neighbours who adore where we live.

2015/3136/P	Mr. A.P. Pool	4 Ardwick Road London NW2 2BX	30/07/2015 10:08:12	COMMNT	<p>This development is quite contrary to the character of the street, which consists almost entirely of single family houses.</p> <p>The necessary building works would be at the corner of an already dangerous 5-way traffic-light controlled crossroads.</p> <p>Parking, which is already difficult for residents, would become impossible with potentially 8 additional cars to be allowed for.</p> <p>I would like to be notified of the date of the committee hearing</p>
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