

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3936/P	Adrian Barrett	8a Kingdon Road	09/08/2015 18:56:25	OBJ	<p>I object strongly to these plans in their current form. This large increase in homes along Kidderpore Avenue is not being accompanied with the necessary supporting infrastructure. In particular, there is a lack of school places in the area and this will be compounded by the additional homes. The site should include provision for additional school places, continuing its current educational context and community use.</p> <p>Consideration should also be given for the school children and current residents of Kidderpore Avenue. Having two substantial developments in progress at the same time (Barratts and Mount Anvil) will be chaotic, noisy, dusty and dangerous. The plans also site all of the additional car access right next to the entrance of the school - this is also dangerous and should be moved to the other end of the site where there is a current driveway.</p>
2015/3936/P	lance robins	65 westfield kidderpore avenue nw37sg	08/08/2015 07:40:52	OBJ	<p>I would like to object in strongest possible way to the proposed development. We have had 2 years of the Barratt development in Kidderpore Avenue .The experience has been horrific,The machinery used has made the ground &amp; the surrounding buildings shake ,the air pollution is dreadful, the work starts at 8am &amp; residents are forced to leave their homes to get away from the horrific noise pollution,this goes on for 6 days a week,traffic chaos,contractors using all available parking,pavements closed presenting problems for disabled &amp; blind people,road safety has been horrendous with the massive increase in traffic.In short the lives of the existing residents at the top end of Kidderpore Avenue has been turned into a living hell. Now it is proposed that an even bigger development will take place in the heart of Kidderpore Avenue.At least with the Barratt development there was access from the Finchley Road the new development will mean huge articulated lorries accessing Kidderpore Avenue.All the nightmares that residents have experienced for the last 2 years will be revisited upon them again. Why should law abiding citizens have their lives turned into a living hell ? the noise pollution, the air pollution,buildings shaking,the massive increase in traffic,the road &amp; pavement disruption are all reasons why this planning application must be refused. The residents of Kidderpore Avenue have already gone through 2 years of hell they should not be forced to go through even more misery.</p>

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2015/3936/P	Felicia Epstein	13 Ferncroft Avenue NW3 7PG	31/07/2015 16:38:34	OBJNOT	<p>1. The Kidderpore North project proposes to provide public access to the main courtyard area facing Kidderpore Hall. This green area is not currently open to the public but the noise from occupants travels considerably to neighbouring residential properties. We are very concerned that open public use will not be compatible with the privacy of this residential area which does not have any shield from that noise.</p> <p>2. The Kidderpore North team confirmed their plans to build 7 townhouses along the rear boundary of the property backing onto the reservoir. Apparently these are intended to replace a partly implemented scheme (Ref 9500757R3) to build a 3 storey block of student accommodation which was allowed on Appeal in 1997. We ask Camden Council to confirm that this scheme has indeed been properly implemented and that all pre-implementation Conditions of that consent were complied with. The online records for this scheme are extremely limited and we formally request copies of these (including the Appeal decision and implementation) so that proper judgment can be made of the new proposals. We have asked for this already in an email to Seonid Carr of Camden but have not received a response or acknowledgement of the request.</p> <p>3. If the precedent for this new 3 storey block can be established, then we contend that any new proposal should be limited to no more than 2 stories. All surrounding properties currently enjoy substantial setbacks from the central reservoir and tennis club providing a rare open outlook in the Redington &amp; Froggnal Conservation Area. The loss of the current open views from Ferncroft Avenue properties to the white rendered Kidderpore Hall cannot be justified. It is clear from the drawings shown as part of the public consultation that the intended student housing was designed with offset windows in deep recesses alternating with blank stretches of brickwork fitted with trellising on which vertical planting would be trained. Therefore this design aimed to protect the privacy and green outlook from the Ferncroft dwellings. It is not clear what the current proposals comprise but it should be judged by the same standards.</p> <p>3. The proposed 3 storey townhouses would provide family accommodation but without gardens due to the minimal plot sizes. The design team mentioned potential roof terraces on top of these houses in order to provide the private amenity space required by planning policy. We would oppose such a proposal most strongly both for the potential overlooking and the interruption of open views. Clearly any development in this area should be of minimal height and visual impact to minimise any detriment to the setting of the Conservation Area and the Listed Buildings, including the listed Chapel which adjoins these proposed townhouses.</p> <p>5. If deemed acceptable in principle the design of the townhouses must be of sufficient design quality that they complement the setting of the listed buildings. The sketch proposals seen do not appear to warrant that standard.</p> <p>6. Chapel -I am not clear whether the chapel is proposed to be used for residential purposes. It may be for ancillary to the private residential use of the complex. We are concerned that the use should not produce significant disturbance to neighbouring properties, for example through noisy use for parties. There is a proposed extension to the Chapel which would be in place of existing trees and open space.</p>

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It is unclear whether the proposal is to raise the height of the chapel which again would impinge on the open space and open views in the area.

7. The proposal includes the addition of new buildings called pavilions which as far as I understand was not included in the partly implemented scheme (Ref 9500757R3). The addition of these properties and the removal of trees to create space for them is antithetical to the character of the conservation area. While the proposal states "As well as its biodiversity benefits the roof will be designed to be seen as a green extension to the central greenspace" that does not answer the concern that the character of the area will be significantly altered with the removal of significant number of tall trees from the area to make room for these properties.

8. The courtyards of the Kings College complex are designated as Open Space by Camden policy. The Redington & Froggnal CA Statement confirms that "the rear gardens of the campus together with the tennis club and covered reservoir form an important green area of backland with many trees." We are concerned that intended loss of a significant number of trees, the proposed construction of an underground car park and the insertion of the new townhouses are antithetical to this designation and to the character of the Conservation Area.

9. The proposal for an underground car park would add significant new traffic movements to the area, particularly in combination with the Barratt site across Kidderpore Avenue. Camden policy seeks to minimise provision of car parking within developments, particularly where there is good access to public transportation. This area has excellent connections via the Tube stations at Finchley Road, West Hampstead and Hampstead, the rail station at Finchley Rd & Froggnal or West Hampstead, and frequent bus routes including the No.'s 113, 82, 13 etc. Allowing more cars in the area and on the very narrow Kidderpore Avenue would cause congestion, air pollution and diminish the quality of life. The transport engineer mentioned a potential plan to impose a one-way system on Kidderpore Avenue, causing completely unacceptable, significant additional movements on adjoining residential roads.

10. Camden has a policy of low car provision, carbon reduction scenarios, concerns about air pollution in the borough. This suggests that including a 2 storey underground car park for 96 car places in an area which has extremely good access to public transport is contrary to the public policy objectives of the borough and contrary to Camden planning policy.

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2015/3936/P	Revd Alistair Tresidder	12 Kidderpore Avenue	04/08/2015 16:23:39	COMMEM AIL	St.Luke"s Vicarage, 12 Kidderpore Avenue, LONDON NW3 7SU

Monday 3rd August 2015

Application ref: 2015/3936/P

Associated Ref: 2015/4074/T

EN13/0944  
2015/4019/P  
2015/4099/L  
2015/4116/L  
2015/4120/L  
2015/4122/L  
2015/4123/L  
2015/4124/L

Dear Sir/Madam,

I would like to object to the above applications in the strongest possible terms for a number of reasons:

1 There is nothing in the plans for either a community space or an educational facility. This is despite constant lobbying by St.Luke"s School (9x oversubscribed last year), St. Margaret"s School (a waiting list of 15 girls), Redfrog, the endorsement of our new MP Tulip Siddiq and the support of local councillor Andrew Mennear. The need for this space for educational, leisure and use by the elderly would replicate the use we had for these on the site when Westfield College owned the site and more recently King"s College. Ms Esther Rantzen, a near neighbour, has particularly endorsed this for the elderly people who live in the area.

2 The site has never been sui generis as you will know from invoices from St. Margaret"s School and my as neighbour and local vicar. I would like to point out that the listed chapel has also been a place of public worship since it was built in 1880 until the 1990s when it was taken over by King"s College. Also during its residency of the White House, the London Jewish Cultural Centre held many open, community meetings there, many of which I attended.

3 Kidderpore Avenue is congested everyday as a rat run off the Finchley Road. This has been made worse by the Westfield Development. Its underground parking is inadequate and many of the sublet tenants are not given spaces in the underground parking and so choke the Avenue. This has been made considerably worse in the last year by at least 50 cars, lorries and vans being parked to work on the Barretts" site every day. The pollution and danger to the children of St.Luke"s and Margaret"s School is not inconsiderable. Part of my house was recently damaged by a lorry reversing across the pavement

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					<p>into it; fortunately a child/pedestrian was not in the way. The exit for the double car park is proposed to be 3 metres from my house and 20 metres from the school entrance; this surely cannot happen.</p> <p>One can only imagine the pollution, noise and danger posed by a fleet of lorries removing enough earth to build a double basement car park. This must be reduced to one level only and Mount Anvil persuaded to build fewer residences on the site to reduce the need for parking.</p> <p>On this narrow avenue, 246 new residences are being proposed – 156 by Mount Anvil and 90 by Barretts; this is unsustainable. Where will all the cars be parked? Where will all the children go to school?</p> <p>4 I gather Mount Anvil will be awarding Camden Council a CIL payment; what better use than to expand St.Luke's School to cope with the extra children who will move into the development and for use by the elderly who already live in Westfield and who no doubt will also move into the Barretts and Mount Anvil sites?</p> <p>5 I also find it very sad that Mount Anvil have resorted to the tactic of lodging this application the day after school term finishes in the certain knowledge that many neighbours would be away and unable to comment. I call on the Council in the future not to accept such large scale applications during July and August.</p> <p>Yours faithfully,</p> <p>The Revd. Alistair Tresidder, vicar of St.Luke's Church Hampstead since 1998.</p> <p>cc Mrs. Gill Tyler Head of St.Luke's School, Kidderpore Avenue Ms. Tulip Siddiq , local MP Mr. Andrew Mennear local councillor Principal and Bursar of St. Margaret's School, Kidderpore Gardens Ms Esther Rantzen, Westfield, Kidderpore Avenue</p>
2015/3936/P	Clare James	36 Wendover Court NW2 2PH	10/08/2015 11:11:30	OBJ	<p>The proposal includes a significant increase in the number of residential dwellings in close proximity to St Luke's Church of England Primary School with the resultant effect that there is a loss of amenity for existing local residents as there will no longer be adequate local provision for school places (the school was established to help meet this need). If planning permission is granted I would ask the Committee to consider how the shortage of school places for the local community will be addressed.</p> <p>In addition there are concerns over the impact of noise and dust on the health and wellbeing of school pupils during the construction phase and I would ask the Committee to impose suitable planning conditions to limit the hours and for dust pollution levels to be monitored.</p>

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2015/3936/P	The Heath and Hampstead Society	19 South Hill Park Gardens London NW3 2TD	31/07/2015 11:55:56	OBJ	<p>We have already requested by e-mail that you agree to receive further more detailed comments and objections to this complicated and contentious application after the stated date.</p> <p>This is to confirm that we have today sent a draft list of objections which we will be able to complete by 28th August.</p>
2015/3936/P	Jana Mercereau	31 Somerton Road	31/07/2015 17:59:27	INT	<p>As a school governor and local community resident, I am very concerned about the impact of the development on the children of St Luke's School on Kidderpore avenue. This is a very small, over subscribed school that will be directly affected by the new development - not only in terms of new families needing school places but by the dust, pollution and safety of all the big lorries and workmen in the area over an extended period.</p> <p>We urge the developers to consider the following which will benefit the school and community greatly:</p> <ol style="list-style-type: none"> <li>1. The application of St Luke's School to expand by allowing Camden to purchase one of the buildings for the purposes of expansion of an already oversubscribed and very popular school for Kidderpore and adjacent residents.</li> <li>2. To consider the safety concerns in three areas: <ul style="list-style-type: none"> <li>- The exit from the proposed underground car park would be positioned right next to the vicarage driveway - this would be particularly dangerous for our families with young children walking and scooting back and forth to school.</li> <li>- The amount of heavy traffic, including large lorries, over the next few years during the development of the site would increase the risk of an accident involving our children and families.</li> <li>- All children at the school would be exposed to high levels of noise and dust during the lengthy building works, not only at play times but also throughout the day for the children in Reception. This could have both health and well being implications for our children.</li> </ul> </li> </ol> <p>Thank you very much for your consideration!</p>
2015/3936/P	Dagmar Davidson	11 Wessex Gardens London NW119RS	03/08/2015 08:15:22	COMMNT	<p>Regarding this development, I am in support of St Lukes School expanding into some of this site. There is clearly a huge shortage of school spaces in camden and this proves to be an idea opportunity to redevelop the school and utilise some of this space. It is also a way for the developers to give something back to the community.</p> <p>I strongly support the idea of the expansion of st likes school.</p>
2015/3936/P	Dagmar Davidson	11 Wessex Gardens London NW119RS	03/08/2015 08:15:44	COMMNT	

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2015/3936/P	Dagmar Davidson	11 Wessex Gardens London NW119RS	03/08/2015 08:15:45	COMMNT	
2015/3936/P	Lesley South	Flat 1 37 Platts Lane London NW3 7NN	06/08/2015 16:54:36	OBJEMPER	<ol style="list-style-type: none"> <li>1. There are insufficient parking spaces. There will be 156 residential units with only 97 car parking spaces between them. The nearby Kidderpore Green development will have 128 residences but only some will have parking spaces. Even if no extra parking permits are issued by the Council this will not stop people from having cars and creating problems in the neighbouring roads.</li> <li>2. Green space is being lost in order to build.</li> <li>3. What is being offered to the community? I believe it was originally proposed that Kidderpore Hall would become a community hall but now it is to be made into two residential units.</li> <li>4. There are already many other developments in process. None of them seem to be affordable housing of which there is a shortage in London. This development will not help with the housing shortage for the less well off.</li> </ol>
2015/3936/P	Paul McKenzie	27b Platts Lane London NW3 7NP	10/08/2015 22:45:29	OBJ	<p>I strongly object to the proposal for many reasons, principally:</p> <ul style="list-style-type: none"> <li>- the density of housing in the scheme is clearly excessive for this small residential road, which is already suffering the large scale development on the Kidderpore/Finchley rd site</li> <li>- the height of some buildings is out of keeping with the local area and detrimental to the views of neighbours</li> <li>- the addition of 97 extra parking places is far too high and would cause dangerous congestion, but probably still inadequate for 156 dwellings causing more on-street parking issues</li> <li>- the proximity to St Lukes would put school children at far more risk particularly near the junction of Kidderpore and Platts Lane</li> <li>- the proposal uses space that should go to either the community, the adjacent St Lukes school, or ideally both</li> <li>- the proposal grossly neglects any benefit to the local community</li> <li>- the scheme contravenes the change of use policy and would benefit very few at the cost of many - locals and visitors - for many years, causing almost irreparable damage to a highly valued conservation area</li> <li>- the level of disruption, pollution, noise and inconvenience is totally inconsiderate bearing in mind the second large site in such close proximity</li> </ul>

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2015/3936/P	Anila Patel	St Luke's School Kidderpore Avenue NW3 7SU	10/08/2015 21:23:17	COMMNT	<p>Monday 10th August 2015</p> <p>Application Ref: 2015/3936/P</p> <p>Associated Ref: 2015/4074/T, EN13/0944, 2015/4019/P, 2015/4099/L, 2015/4116/L, 2015/4120/L, 2015/4122/L, 2015/4123/L, 2015/4124/L</p> <p>Dear Sir/Madam,</p> <p>I object to the above applications as I believe the proposed Mount Anvil development will:</p> <ol style="list-style-type: none"> <li>1. Compromise the Health and Safety of Children at St Luke's School. <ul style="list-style-type: none"> <li>• The proposed car park exit will be positioned approximately 20 metres from the school entrance. The positioning shows no consideration for the safety of families with young children walking back and forth to school.</li> <li>• Families will be put at risk of a serious accident, possibly a fatality.</li> <li>• Drivers exiting the underground car park will not be able to see pedestrians walking along the pavement until the very last moment.</li> <li>• Congestion will increase significantly on an already busy road with no crossing facilities.</li> <li>• There will be a huge amount of heavy traffic during the development, using a narrow and already congested road.</li> <li>• Pollution and noise will be an issue for the school community and local residents from the increased traffic and from a lengthy construction period.</li> </ul> </li> <li>2. The development will further exacerbate the problem of insufficient primary school places for local families. <ul style="list-style-type: none"> <li>• No provision has been made by the council to educate the children who will be living in the 246 homes being built on the proposed sites.</li> <li>• Current school place projections made by Camden do not take into account either of the new developments.</li> <li>• St Luke's School is already nine times oversubscribed for children starting Reception in September 2015. After siblings, only five places could be offered this year in an area of just 0.13 miles from the school. The school in its current size will not be able to accommodate the children of families moving into the area.</li> </ul> </li> <li>3. Timing <ul style="list-style-type: none"> <li>• Mount Anvil lodged this application the day after school term finished. Consequently many school families and local neighbours may be away and unable to comment on the application. The school and local community must be given adequate opportunity to respond the planning application. I would like to be kept informed about the development and any decisions made by the planning committee.</li> </ul> </li> </ol>



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Yours Faithfully

Anila Patel  
Assistant Head  
St Luke's School

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2015/3936/P	Rupert Keenlyside	32 Marlborough Mansions Cannon Hill London NW6 1JR	31/07/2015 13:48:52 INT	<p>I have a 5 year old daughter at St Luke's school – I am very concerned about the following issues.</p> <ol style="list-style-type: none"> <li>1. There is a danger to children as a result of the proposed position of the driveway – an alternative access need to be found.</li> <li>2. There may be an impact on health &amp; quality of education of children caused by building works – how will this be minimised? <ol style="list-style-type: none"> <li>a. Has any assessment of developments of similar proximity to schools be undertaken?</li> <li>b. And what steps are Camden taking to ensure any risk is measured and minimised?</li> </ol> </li> <li>3. There is a risk to children from heavy traffic as a result of building work. <ol style="list-style-type: none"> <li>a. What does Camden intend to do to ensure the safety of children from development related traffic?</li> </ol> </li> <li>4. The developers will benefit from the uplift in value to the flats through their proximity to a community school. This will result on fewer places for the community that set up the school in a location where school places are increasingly scarce. Why doesn't Camden insist on school expansion being a condition of planning consent? There is a unique opportunity to expand a successful school which should be taken.</li> <li>5. What does Camden intent to do about the scarcity of school places, combined with new developments here and in West Hampstead</li> </ol>
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