

WHat

WEST HAMPSTEAD *amenity and transport*



22nd July, 2015

London Borough of Camden
Judd Street
London, WC1

Attn: David Fowler, Planning Officer

Planning Application 2015/3148/P – 11 Blackburn Road West Hampstead

Dear Sirs;

The WHAT Committee met on Monday 21st July and discussed the above planning application and our comments are listed below:

- 1) Overall, we strongly object to this application due to overdevelopment of the site.
- 2) Although the site is in the West Hampstead Growth Area, the site had not previously been identified in Camden's Site Allocation Plan for development. We would like to know why there was no pre-application consultation with local representative community groups about this significant site and this planning application.
- 3) Whilst we welcome the redevelopment of employment space, we consider the site unsuitable for the scale of development proposed for seven 4-storey town houses.
 - The planning application does not appear to comply with the West Hampstead/Fortune Green Neighbourhood Development Plan, approved by referendum on 9th July, 2015.
 - It is disappointing that the number of units falls below the requirement to provide much needed "affordable" or social housing.
 - The need for 4 storeys for a 3 bedroom dwelling suggests the individual units are too narrow to meet Camden's space requirements with the aim of squeezing as many units as possible on a constrained site.
 - 4 storeys would dominate the neighbouring houses and Asher House on Blackburn Road and not be the requisite distance from neighbouring properties to avoid overlooking.
 - The design does not respect the architectural heritage of West Hampstead
 - The amount of playground space for children on site is inadequate for 7 houses and there are no parks nearby.
 - The accommodation for an additional 50 residents on the site would add pressure on local services such as schools and medical facilities which are already under provided.
 - As the development would be car-free, there would be additional pressure on out-of-hours parking on neighbouring streets.
 - The proposed development adds nothing to the public realm of West Hampstead.
 - Billy Fury Way is a known site for anti-social behaviour and drug use and so pedestrian access to the site from the development might encourage further crime and burglary and put the wellbeing and safety of residents at risk.

- 4) We would prefer the site to be redeveloped to provide employment use only, not residential. If residential is considered appropriate, then it should be restricted to flats above the employment space. If townhouses are deemed appropriate then there should be no more than 4 of no more than 3 storeys.
- 5) We believe this to be an opportunistic development that can only be considered in relation to the other sites in West Hampstead that are currently under construction, have already had planning permission granted or known applications that are coming forward in the next few months (eg 156 West End Lane) and the cumulative impact all these will have on the West Hampstead streetscape, the environment, traffic , transport and other services as well as the qualityof life for both new and long standing residents.

We hope our comments will be considered when assessing this application. Please confirm receipt of this submission.

On behalf of the WHAT Committee

Gillian Risso-Gill
Planning Lead
West Hampstead Amenity & Transport
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