

**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 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.

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.

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?

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?

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.

Yours faithfully,

A large black rectangular redaction box covering the signature of the sender.

The Revd. Alistair Tresidder, vicar of St.Luke's Church Hampstead since 1998.

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