

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3936/P	Martin Craxton	14 Kidderpore Avenue London NW3 7SU	23/12/2015 11:09:27	INT	<p>I am against the proposals as they stand because:</p> <ol style="list-style-type: none"> 1. The plans represent a significant departure from accepted Camden and London Planning Policy. 2. Obliterate an area of Special Interest for Nature Conservation. 3. Construction traffic over a long duration will be unacceptable within this narrow street. We overlook the Barratts site and know how much traffic is involved there (deliveries of plant, concrete, reinforcement, and dispatches of demolition materials, muck-away, site rubbish etc.. The vast majority of these Barratts site traffic movements are directly from the Finchley Road. The Mt Anvil development does not possess this access to a strategic main road. Barratts use Kidderpore Avenue is used as on street parking for operatives and specialist contractors. This type of car parking will be continued by the Mt Anvil site. This often inconveniences residents (and the Hampstead School of Art) for lack of spaces for their own use. 4. We are concerned about the diversion of water courses. Our house lies near the bottom of the hill. The Barratts site's basement will already concentrate ground water further towards Kidderpore Avenue. The Mt Anvil site's massive double basement is likely to complicate this further. 5. We know just how congested this road gets in the rush hour. The Mt Anvil site will introduce yet more traffic to the road at peak times (in addition to the 85 cars parked on the Barratts site). 6. Given that the site was formerly an asset in the public domain (educational resource), the current proposals do not contribute to the needs of the local community: <ul style="list-style-type: none"> • The level of affordable housing proposed is less than the 50% norm that Camden apply. • There is a dire need for more primary school places. This proposal blocks all means of expanding the over-subscribed St Lukes Church School. • The opening up of the existing SINC to the public would be a welcome asset to existing the new residents of the Barratts and Mt Anvil developments as well as to the existing local residents. This opportunity will be foregone. • The opportunity to create a function-room facility for joint community (wedding receptions, concerts, exhibitions) and school use (assemblies, concerts, prize-giving etc.) will be lost. 7. London's air quality is already abysmal due to traffic emissions. The introduction of a further 96 cars exacerbates this. Why have car parking at all? The Finchley Road can't take any more peak time traffic and neither can the side streets. The use of nearby public transport connections and the use of cycling should be encouraged instead of providing car parking on and off site. 8. The loss of the Queen Mother Hall and its replacement with a massive block that is totally out of scale with its surroundings shows how this development is shoe-horning in the maximum number of units with total disregard to the street's / neighbourhood's character and most enduring features.