

[REDACTED]

From: Diana Walford [REDACTED]
Sent: 19 December 2015 18:55
To: Planning
Subject: Planning application 2015/6455/P

Sirs,

As residents of West End Lane, we write to object to the proposed development on the grounds that the pavements around the bridge between the 3 stations are already dangerously crowded in the rush hour. The crowds in the entrance to the tube station often spill out onto the pavement and even into the edge of the road.

There is already a need to sort out this over-crowding problem rather than to massively increase it, as would happen if the proposed plan goes ahead.

If the overcrowding could be tackled, we would not object to the application being granted.

If the Council were minded to grant this application, could the developer be required through S106 agreement or otherwise to contribute significantly to improving the access to the three stations?

Yours faithfully,

Dr D and Mr A Walford
290 West End Lane,
NW6 1LN

Dawson (development), Barry

From: Pauline Atlas [REDACTED]
Sent: 20 December 2015 10:35
To: Planning; Chug, Josleen; Pober, Angela (Councillor); Rosenberg, Phil (Councillor); Yarde, James (Councillor)
Subject: Objections to planning application 2015/6455/P - 156 West End Lane

I would like to object to the above application as it stands as I feel that the current plans will not be in keeping with the area.

The proposed development is too large and bulky and will create a huge and unsightly block that will be so much higher than the rest of the area. West Hampstead as a whole has mainly properties that are 3 and 4 storeys high which is its charm. It is therefore too high and will overshadow the area and the houses in the adjoining streets especially in Lymington Road where there will be considerable loss of light for residents, destroying their enjoyment of their properties and gardens. It abuts a conservation area, is ugly and goes against Camden's own policies and therefore should not be approved.

The design planned by A2 Dominion will create such a huge, unbroken building that will be seen from all over West Hampstead, ruining the beauty of the area and the character of our "village". We enjoy our area as it is and approving this application would destroy it completely. The materials planned will not blend in harmoniously either.

I am also especially worried that utilities will not be upgraded to withstand the huge influx of people created by all the current overbuilding and the planned building work still to come. The train and underground stations are already overcrowded and saturated, creating huge and dangerous crowds swarming down West End Lane, with people often having to walk in the road at rush hour. This is an accident waiting to happen. Traffic jams on West End Lane are already terrible, causing pollution, damaging health and risking lives. This can only get worse with the huge planned buildings still to come.

I urge you to reconsider and deny planning permission for this development.

Please keep me informed of the outcome of this application.

Regards

Pauline Atlas

Dawson (development), Barry

From: zoe payne [REDACTED]
Sent: 20 December 2015 17:38
To: Planning
Subject: Planning application 2015/6455/P

Re planning application 2015/6455/P

I would like to lodge a complaint against this planning application. I am a local resident of West Hampstead for 10 years (Dennington Park Rd). Already this area is hugely congested with several near misses of people and traffic around the west Hampstead stations area. This proposed block of flats will add to the already **highly dangerous area** for pedestrians and vehicles by not only the increase in sheer number of people but more importantly, by dangerous lack of visibility from a concealed new road accessed via a brick arch onto a dangerous bend in West End Lane.

Furthermore, there is a **complete lack of infrastructure**, school places, doctors and pavement space for new people to arrive in this area. There is already a huge development area opposite the tube station which is also of huge concern. It does make one wonder if any cumulative assessments of the impact that these intensive developments will have on the local community has even been conducted?

Until there is an adequate detailed and in-depth analysis and assessment of the impact of this planning application on the local community I would like to see this stopped asap

Thank you for your consideration
Yours sincerely
Dr Z Payne

Comments Form

Name..... N. Economakis

Address..... 5 Pandora Rd, NW6 1TS

Email address.....

Telephone number.....

Planning application number..... 2015/6455/P

Planning application address..... 156 West End Lane London NW6 1SD

I support the application (please state reasons below)

I object to the application (please state reasons below)



Your comments

1 Object on the following grounds:

1. The height is inappropriately tall (7 storeys)
2. The development is over-intensive
3. Design is unsightly, not in keeping with the character of the area.
4. Lack of amenities: infrastructure, school places, medical, overcrowding of pavements + stations.
5. Views in/out of Conservation Areas will be eradicated, setting a very concerning precedent for CAs in Camden.
6. Dangerous lack of visibility for pedestrians + vehicles from an concealed new road accessed via a brick arch from a dangerous bend in West End Lane.
7. Negative impacts on homes, gardens, play areas + open space on Crown Close + Lyntonian Road.
8. Loss of business floor space with eviction of Travis Perkins.

Please continue on extra sheets if you wish

Thank you

WHat

WEST HAMPSTEAD *amenity and transport*



LBC,
Development Management
London WC1H 8ND

64 Hillfield Road
London NW61QA

18 December 2015

Dear Sir/Madam,

APPLICATION NO 2015/6455/P

The following comments on the above Planning Application for the development of 156 West End Lane are submitted on behalf of the committee of West Hampstead Amenity and Transport (WHAT):

WHAT members welcome the proposed redevelopment of a site which has been left empty for the past three years and whose buildings are ugly and out of keeping with West End Lane.

We are pleased that the developer has listened to the concerns of the community during the consultation period and has amended the original proposals.

We appreciate that consideration has been given to the height and design principles of the surrounding buildings, that 47% of affordable housing units have been included and that Potteries Path, a neglected walkway, will be opened up.

We would like to raise specific points:

1. Affordable housing

WHAT Members welcome the provision of much needed affordable housing, particularly units that will accommodate large families. We would like assurance that the social rents will be truly affordable (no greater than 40% of net income). We have pursued this issue with the developer but have been told that rents cannot be finalised so far in advance. This should be part of the statement of viability provided with the application.

There is concern that the social housing units have been sited in the West block whilst the market housing is in the East Block. The 3 and 4 bedroom (6 person units) are sited at the far end of the West wing on West End Lane and are farthest from the open space and play area and will thereby be disadvantaged. It would be preferable if the family sized units were sited closer to the play areas and the units that are likely to be occupied by single people or couples are in the West Block and close to transport links.

2. Density

The applicant has exceeded the density guidelines of the London Plan by 2%, i.e by 9 out of 457 habitable rooms This is on the basis of providing much needed housing units because of the site's excellent public transport links. There is concern this density may have a cumulative effect on local services in relation to the other nearby developments currently under construction which are not in the Council's Site Allocation Plan nor in the Growth Area. However, the Department of Communities and Local Government is currently consulting on increases in density around key transport interchanges.

3. Bulk and height

Members of WHAT understand the concern of residents of the 14 houses on the South side of Lymington Road. The closest distance at 30 metres is opposite the six floor block while the 7 floor block appears to be around 32 metres away according to p. 48 of the Design and Access statement. The East Block will have a negative impact on the views from their houses which are in the West Hampstead Conservation Area . This is even after the new design has lowered the building on the northern end.

That said we note that this site has been long since between allocated for intensive development under the London Plan and Camden's Local Development Framework under successive political administrations. Members have different views on the weight to be given to the need for affordable housing as against the impact on local residents in these 14 houses.

4. Employment space

Although provision has been made for some employment space and for non-residential flexible space, this will not replace the light industrial businesses that were displaced at 187-199 West End Lane and Liddell Road as well as the employment provided by the current tenant on the site, Travis Perkins.

It is arguable that light industrial use on these sites has had its day. We welcome the removal of heavy lorries from our increasingly crowded streets, West End Lane in particular.

5. Community space

The provision of a community meeting room is to be welcomed. We would like further clarification about how it will be funded. Will this be the responsibility of the developer?

6. Road access

We welcome the removal of the unsafe lorry exit from the Travis Perkins site on to West End Lane. However some committee members have expressed concern that the replacement exit on the north end of West block will also cause problems for pedestrians, even though vehicle movements will be much lower in number. It has been suggested that some form of traffic lights or barrier could be installed.

7. Profitability

If this application is passed and the sale of market housing proved more profitable to the developer than anticipated, we would like specific assurances that a percentage will be paid to Camden for investment in further affordable housing.

8. Site planning

Much of the heated debate on this site could have been avoided if Camden had adopted its own plan for the Growth Area . We understand that this is now under discussion for the O2 car park and would like to support this possibility and the involvement of the local community.

Yours faithfully

Virginia Berridge (Chair WHAT), Gillian Risso- Gill (Planning WHAT committee) and Mark Hutton, for WHAT committee

Dawson (development), Barry

From: Amanda Eringer [REDACTED]
Sent: 18 December 2015 10:35
To: Planning
Subject: REF: 2015/6455P - 156 West End Lane

REF: 2015/6455P - 156 West End Lane

Dear Ms Josleen Chug

I am contacting you to lodge an official opposition to the proposed development of 156 West End Lane, London, NW6 1SD.

I query the impartiality of Camden Council's ability to decide this matter on fair grounds given that the land is owned by the Council, and the developer is The Council's chosen developer.

West Hampstead as you are aware is an area characterised by Victorian and Edwardian (mostly) red-brick individual and terraced housing, with some mansion blocks. The area is home to a number of designated heritage assets. This of course is an important factor to bear in mind when considering the style and nature of any proposed developments.

I refer you to paragraphs 126 and 141 of the National Planning Policy Framework which must apply to all proposed developments. Paragraph 126 for example states:

"Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place".

Having considered the policy in full I am of the view that no proper account has been taken of the policy and feel this is partly to do with the way in which the proposed plans have been hastily put together.

I would also draw your attention to the "Camden Development Policies 2010-2025, Local Development Framework" document, which "contributes to delivering the Core Strategy by providing detailed policies that [Camden Council] will use when determining applications for planning permission", specifically item 25.9 which refers to the existing "largely dense urban nature of Camden":

"Due to the largely dense urban nature of Camden, the character or appearance of our conservation areas can also be affected by development which is outside of conservation areas, but visible from within them. This includes high or bulky buildings, which can have an impact on areas some distance away, as well as adjacent premises. **The Council will therefore not permit development in locations outside conservation areas that it considers would cause harm to the character, appearance or setting of such an area.**"

Having also examined the information and design proposals made available by the preferred supplier, I also submit the following further objections to the proposed development:

1. The "West Hampstead: Shaping the Future" plan for West Hampstead issued by Camden Council expressly sets out that the area is "well loved for its village feel" and that the Council commits to "enhancing the distinctive village character" and to provide "support for local business". The proposed project is in breach of these commitments. The proposed development is completely out of keeping with the character of the surrounding residential buildings. It completely disregards the environment around it and the character of other buildings. The houses in Lymington Road – for example – are three storeys high, the development in its existing form will tower over these properties blighting their light, use and enjoyment of their properties. The plans proposed by A2 Dominion proposes buildings of up to 8 floors which will be more than double the height of all nearby homes. This is in complete violation of Camden's policies.
2. The plans are not in keeping with the existing character of the properties in the West End Green Conservation Area.
3. The height of the proposed development will overlook other buildings and significantly impact on residents' right to light and privacy, the impact will be particularly severe over Lymington Road where residents will be overlooked when in their gardens and main living areas of their property. A2 Dominion have stated that the majority of the windows that will be looking out onto the development are "minor" dwelling rooms. This is categorically incorrect. Due to the way the flats have been proportioned, the majority of windows are all main living areas and bedrooms
4. The majority of the ground floor and basements flats will almost certainly go below the minimum BRE acceptable levels with regard to light.
5. The proposed development includes a proposed private road for which it is envisaged residents of the proposed development will use as an access road. It is proposed the access is situated immediately behind the garden walls of the Lymington Road properties. The obvious consequence of this will be a substantial increase in dust, pollution, noise and damage to the general conservation area. The impact on the Lymington Road residents will be substantial but generally this increase in pollution will also have an impact on the wider population.
6. West Hampstead has benefited from an influx of young families, the population of children has steadily grown in recent times. The proposed development and its impact on the environment will be have a detrimental effect on the well-being of those in near and surrounding areas.

7. The proposed road between the Lymington properties and the proposed development is an obvious security risk. It will allow easier access to the gardens and properties of Lymington Road.
8. The proposed buildings themselves will have a considerably negative impact on the conservation area which the planned development adjoins.
9. The development proposes to house between 600 – 800 residents. There is simply insufficient infrastructure to support this number of additional residents into West Hampstead; there is already one development due to complete later this year, West Hampstead Square – the impact from this development is yet to be seen alongside other developments in Blackburn Road, Iverson Road, and Liddell Road. West end Lane is grid lock with cars and lorries every day and the pavements are at maximum capacity. With the increase in population from West Hampstead Square and the proposed 156 development the infrastructure cannot carry this safely.
10. We respectfully submit insufficient consideration has been given to the environmental impact of so many developments in such a short space of time.
11. There is already insufficient parking capacity in the surrounding areas. This has been further reduced as and when JW3 host events. The burden on parking may in turn assist applicants wishing to convert front gardens into drives, thereby completing spoiling the entire area.
12. The development will result in a substantial increase in footfall in what are already overcrowded surrounding roads.
13. The footfall on the underground, trains and buses – without yet taking additional traffic from West Hampstead Square into account – is already at close to maximum level. Roads and pavements can't be widened so the risk of people spilling out onto the roads is hugely increased.
14. Another new development will shunt public transport levels on the tubes and trains to dangerously high levels, thereby putting public safety at risk.
15. The narrow pavements over the bridge between this proposed development and two stations is already heaving with pedestrians in the mornings and evenings.
16. We support the use of space for developmental purposes, but any proposed development must be viable and properly benefit the community. What exactly does West Hampstead need? Its needs a Health Centre as it is extremely challenging to get to see Doctors within a reasonable timeframe, there is no community centre, no facilities for children. The current lack of primary and secondary school places, along with the impact on GP services, of which there are fewer in the area, has not been properly examined or considered by this plan.
17. Travis Perkins is a long-standing business and significant local employer on the existing site and welcomes any opportunity to negotiate a redevelopment of the adjacent former council offices for housing. This would be in line with Camden's own planning policies CS8 and DP13.
18. The development plan appears to have dismantled two walls, one along Potteries Path and one currently at the end of Travis Perkins' yard which form the walls of the football pitch, currently the only recreational space available for young people in the area. No development plan should threaten or encroach upon this valuable public space.
19. The proposed blocks will overshadow and deprive of light the green space and children's playground at the Lymington Road Estate, which is closest to the 156 West End Lane site, as well as to the homes and gardens on Lymington Road Estate.
20. The extensive nature of the proposed over-development has the potential to inflict upon the long-established surrounding properties, many of which are in the West End Green Conservation Area, serious structural issues such as subsidence.

21. The Travis Perkins business operating at 156 West End Lane is closed from 12pm on Saturdays, meaning that residents in the adjoining properties and roads benefit from quiet and peaceful homes and gardens in the evenings, at weekends and on Public Holidays.
22. The proposed project is located on the immediate border of a conservation area. A conservation area is defined in Section 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of "special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" and that the project is irreconcilable with the Council's duty to ensure such preservation.
23. The plans are also in direct contravention of the policies outlined in the Neighbourhood Development Plan for this area.
24. The proposed plans are opposed in their entirety by the combined forces of Save West Hampstead, Lymington Road Residents' Association, Crediton Hill Residents' Association, West Hampstead Gardens' & Residents' Association, and the West End Green Conservation Area Advisory Committee.

I would like to reiterate my absolute opposition to the proposal and expect all of my above points to be considered, addressed and responded to appropriately.

Yours sincerely,

Amanda Eringer

Dawson (development), Barry

From: daviddjcl [REDACTED]
Sent: 18 December 2015 10:39
To: Planning
Subject: reF 2015/6455P - 156 West End Lane

Dear Ms Josleen Chug

reF 2015/6455P - 156 West End Lane

I am contacting you to lodge an official opposition to the proposed development of 156 West End Lane, London, NW6 1SD.

I query the impartiality of Camden Council's ability to decide this matter on fair grounds given that the land is owned by the Council, and the developer is The Council's chosen developer.

West Hampstead as you are aware is an area characterised by Victorian and Edwardian (mostly) red-brick individual and terraced housing, with some mansion blocks. The area is home to a number of designated heritage assets. This of course is an important factor to bear in mind when considering the style and nature of any proposed developments.

I refer you to paragraphs 126 and 141 of the National Planning Policy Framework which must apply to all proposed developments. Paragraph 126 for example states:

"Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place".

Having considered the policy in full I am of the view that no proper account has been taken of the policy and feel this is partly to do with the way in which the proposed plans have been hastily put together.

I would also draw your attention to the "Camden Development Policies 2010-2025, Local Development Framework" document, which "contributes to delivering the Core Strategy by providing detailed policies that [Camden Council] will use when determining applications for planning permission", specifically item 25.9 which refers to the existing "largely dense urban nature of Camden":

“Due to the largely dense urban nature of Camden, the character or appearance of our conservation areas can also be affected by development which is outside of conservation areas, but visible from within them. This includes high or bulky buildings, which can have an impact on areas some distance away, as well as adjacent premises. **The Council will therefore not permit development in locations outside conservation areas that it considers would cause harm to the character, appearance or setting of such an area.**”

Having also examined the information and design proposals made available by the preferred supplier, I also submit the following further objections to the proposed development:

1. The “West Hampstead: Shaping the Future” plan for West Hampstead issued by Camden Council expressly sets out that the area is “well loved for its village feel” and that the Council commits to “enhancing the distinctive village character” and to provide “support for local business”. The proposed project is in breach of these commitments. The proposed development is completely out of keeping with the character of the surrounding residential buildings. It completely disregards the environment around it and the character of other buildings. The houses in Lymington Road – for example – are three storeys high, the development in its existing form will tower over these properties blighting their light, use and enjoyment of their properties. The plans proposed by A2 Dominion proposes buildings of up to 8 floors which will be more than double the height of all nearby homes. This is in complete violation of Camden’s policies.
2. The plans are not in keeping with the existing character of the properties in the West End Green Conservation Area.
3. The height of the proposed development will overlook other buildings and significantly impact on residents’ right to light and privacy, the impact will be particularly severe over Lymington Road where residents will be overlooked when in their gardens and main living areas of their property. A2 Dominion have stated that the majority of the windows that will be looking out onto the development are “minor” dwelling rooms. This is categorically incorrect. Due to the way the flats have been proportioned, the majority of windows are all main livings areas and bedrooms
4. The majority of the ground floor and basements flats will almost certainly go below the minimum BRE acceptable levels with regard to light.
5. The proposed development includes a proposed private road for which it is envisaged residents of the proposed development will use as an access road. It is proposed the access is situated immediately behind the garden walls of the Lymington Road properties. The obvious consequence of this will be a substantial increase in dust, pollution, noise and damage to the general conservation area. The impact on the Lymington Road residents will be substantial but generally this increase in pollution will also have an impact on the wider population.
6. West Hampstead has benefited from an influx of young families, the population of children has steadily grown in recent times. The proposed development and its impact on the environment will have a detrimental effect on the well-being of those in near and surrounding areas.
7. The proposed road between the Lymington properties and the proposed development is an obvious security risk. It will allow easier access to the gardens and properties of Lymington Road.
8. The proposed buildings themselves will have a considerably negative impact on the conservation area which the planned development adjoins.
9. The development proposes to house between 600 – 800 residents. There is simply insufficient infrastructure to support this number of additional residents into West Hampstead; there is already one development due to complete later this year, West Hampstead Square – the impact from this development is yet to be seen alongside other developments in Blackburn Road, Iverson Road, and Liddell Road. West end Lane is grid lock with cars and lorries every day and the pavements are at maximum capacity. With the increase in population from West Hampstead Square and the proposed 156 development the infrastructure cannot carry this safely.
10. We respectfully submit insufficient consideration has been given to the environmental impact of so many developments in such a short space of time.

11. There is already insufficient parking capacity in the surrounding areas. This has been further reduced as and when JW3 host events. The burden on parking may in turn assist applicants wishing to convert front gardens into drives, thereby completing spoiling the entire area.
12. The development will result in a substantial increase in footfall in what are already overcrowded surrounding roads.
13. The footfall on the underground, trains and buses – without yet taking additional traffic from West Hampstead Square into account – is already at close to maximum level. Roads and pavements can't be widened so the risk of people spilling out onto the roads is hugely increased.
14. Another new development will shunt public transport levels on the tubes and trains to dangerously high levels, thereby putting public safety at risk.
15. The narrow pavements over the bridge between this proposed development and two stations is already heaving with pedestrians in the mornings and evenings.
16. We support the use of space for developmental purposes, but any proposed development must be viable and properly benefit the community. What exactly does West Hampstead need? Its needs a Health Centre as it is extremely challenging to get to see Doctors within a reasonable timeframe, there is no community centre, no facilities for children. The current lack of primary and secondary school places, along with the impact on GP services, of which there are fewer in the area, has not been properly examined or considered by this plan.
17. Travis Perkins is a long-standing business and significant local employer on the existing site and welcomes any opportunity to negotiate a redevelopment of the adjacent former council offices for housing. This would be in line with Camden's own planning policies CS8 and DP13.
18. The development plan appears to have dismantled two walls, one along Potteries Path and one currently at the end of Travis Perkins' yard which form the walls of the football pitch, currently the only recreational space available for young people in the area. No development plan should threaten or encroach upon this valuable public space.
19. The proposed blocks will overshadow and deprive of light the green space and children's playground at the Lymington Road Estate, which is closest to the 156 West End Lane site, as well as to the homes and gardens on Lymington Road Estate.
20. The extensive nature of the proposed over-development has the potential to inflict upon the long-established surrounding properties, many of which are in the West End Green Conservation Area, serious structural issues such as subsidence.
21. The Travis Perkins business operating at 156 West End Lane is closed from 12pm on Saturdays, meaning that residents in the adjoining properties and roads benefit from quiet and peaceful homes and gardens in the evenings, at weekends and on Public Holidays.
22. The proposed project is located on the immediate border of a conservation area. A conservation area is defined in Section 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of "special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" and that the project is irreconcilable with the Council's duty to ensure such preservation.
23. The plans are also in direct contravention of the policies outlined in the Neighbourhood Development Plan for this area.
24. The proposed plans are opposed in their entirety by the combined forces of Save West Hampstead, Lymington Road Residents' Association, Crediton Hill Residents' Association, West Hampstead Gardens' & Residents' Association, and the West End Green Conservation Area Advisory Committee.

I would like to reiterate my absolute opposition to the proposal and expect all of my above points to be considered, addressed and responded to appropriately.

Your sincerely,

David Coleman

Resident of Lymington Road

Sent from my iPhone

Dawson (development), Barry

From: Mark Young [REDACTED]
Sent: 18 December 2015 11:12
To: Planning
Cc: Chug, Josleen
Subject: Objection to Application Ref 2015/6455/P (156 West End Lane) - FAO Josleen Chug

Dear Josleen Chug

I am an immediate neighbour to the site of the proposed development referred to above. The proposed development fails to comply with Camden's development policies and related plans, and will have a serious impact on my standard of living. I strongly object to the proposed development on the basis of the following material considerations:

1. **Loss of light.** The proposed blocks will overshadow local homes and gardens, causing local residents -- particularly those of us who live on Lymington Road -- to suffer a significant and unacceptable loss of light, including in numerous habitable rooms and gardens. In my case, the loss of light would be suffered in a living room, kitchen, south-facing balcony and garden. The daylight and sunlight report accompanying the planning application for the proposed scheme appears to be lacking and there is insufficient support for a scheme of this magnitude, contrary to Camden Development Policies 2010-2025, Local Development Framework at section 26.3.
2. **Loss of privacy and overlooking.** Properties on Lymington Road, especially on the south side of the road, will be directly and severely overlooked (particularly from the proposed north facing balconies on the blocks towards the east of the site), causing a significant and unacceptable loss of privacy. Building a series of 7 storey blocks directly behind existing houses on Lymington Road would create an oppressive and overbearing environment, and infringe rights to privacy and quiet enjoyment of property (see Article 8 of the Human Rights Act and Article 1 of the First Protocol).
3. **Inappropriate design and appearance.** The design, size and, in particular, the height of the new buildings, are inappropriate for the site and area. These key elements are out of character and out-of-scale with surrounding residential buildings and local architecture.
 - o Camden's own plan documents describe West Hampstead as being "***well loved for its village feel***" and having a "***human scale***" -- 7 storey tower blocks would ruin this and are at odds with Camden's own description of the area. (see "West Hampstead: Shaping the Future", Foreword.)
 - o The proposal also contradicts the section on "design and character" in the Fortune Green & West Hampstead Neighbourhood Plan, which Camden Council adopted in September 2015. The plan, which 93% of residents voted in favour of in a referendum on 9 July 2015, makes clear that, "***The height of new buildings shall have regard to and respect the proportion, scale, massing and rooflines of existing buildings in their vicinity and setting. In all development there shall be a clear presumption in favour of preserving the distinct character and appearance of the Area, as well as the views across it.***"
4. **Serious negative effect on conservation area.** The design, size and, in particular, the height of the new buildings would cause harm to the West End Green Conservation Area immediately to the north of the site -- contrary to Camden's own development policies.
 - o Importantly, Camden's policies recognise that "***the character or appearance of our conservation areas can also be affected by development which is outside of conservation areas, but visible from within them. This includes high or bulky buildings, which can have an impact on areas some distance away, as well as adjacent premises.***"
 - o Camden should adhere to its own policy, which states that "***[t]he Council will therefore not permit development in locations outside conservation areas that it considers would cause harm to the character, appearance or setting of such an area.***"See "Camden Development Policies 2010-2025, Local Development Framework" document at section 25.9.

The developer claims in its Heritage, Townscape and Visual Impact Assessment (sections 5.21 onwards) that the impact of the proposals on the character of the conservation area as a whole "is very limited". This claim lacks any credibility. Describing the nature of the conservation area as a "settlement next to railway lines", and suggesting that the development would not alter the view to the south or harm the character of the conservation area, is fundamentally misguided and wrong.

5. **Negative impact on local area and further pressure on already insufficient public services.** The impact of the new use of the land will increase congestion in an area that already has insufficient essential public services, notably schools. Current local infrastructure simply is inadequate to support the number of proposed additional residents on

- this one site. This is an important issue in an area where many families live, and where many people, including me, have in recent years not received an offer of a place for a child at a school in the area despite making extensive efforts.
6. **Impact on ground stability, drainage and water supply.** I have serious concerns about the impact that the proposed works could have on the stability of our property, and about the impact of the scheme on drainage and water supply. In a submission dated 14 December 2015 in response to the current application, Thames Water states that: *"the existing water supply infrastructure has insufficient capacity to meet the additional demands of the proposed development"*, warning that *"the development may lead to sewage flooding"*.
 7. **Increased congestion and traffic generation.** The development will result in a substantial increase in footfall and more congestion and traffic in what are already overcrowded surrounding roads. The narrow pavements over the bridge between this proposed development and nearby stations are already packed with pedestrians in the mornings and evenings. I contest the developer's claims that the area is not congested, and doubt that the developer's view would be shared by anyone who regularly walks along West End Lane. Increasing footfall in this area flatly is at odds with Camden's vision *"To make it easier and more pleasant for people to move around the area"*. (See "West Hampstead: Shaping the Future", Summary and more fully described at pages 41-45.)
 8. **Noise and disturbance.** Given the number of proposed new residents, the noise and disturbance from the scheme is likely to be considerable and to compromise existing residents' enjoyment of our homes.
 9. **Negative impact on parking.** There already is inadequate parking in the area. The scheme would make this problem worse.

I request that the council take these objections into consideration when deciding the application. I also appeal to the council to recall the following key elements of the Camden Core Strategy, which the current application plainly contradicts and undermines:

Central to managing Camden's future growth is the need to consider not just the scale and nature of that growth, but how it is provided and the effect on those who live in the area and the borough as a whole. All development in Camden, large or small, whether located in growth areas, highly accessible locations or in other parts of the borough, should take place in accordance with all relevant policies in the Core Strategy and the other documents that form part of Camden's Local Development Framework . . . to ensure that the Council's vision for the borough is achieved. The Council will seek to ensure that the borough's growth brings benefits and opportunities to all. (Section 5.2, emphasis added)

Protecting amenity is, therefore, a key part of successfully managing growth in Camden. We will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts. (Section 5.8, emphasis added)

Yours sincerely

Mark Young
Flat 3, 24 Lymington Rd

Dawson (development), Barry

From: James Earl [REDACTED]
Sent: 18 December 2015 12:33
To: Planning; Chug, Josleen
Cc: Rosenberg, Phil (Councillor); Yarde, James (Councillor); Pober, Angela (Councillor); Rea, Flick (Councillor); Russell, Lorna (Councillor); Olszewski, Richard (Councillor)
Subject: 156 West End Lane 2015/6455/P | Objection from West Hampstead NDF
Attachments: CreateStreets156WELpresentation.pdf

Dear Camden Council,

I am writing from the Fortune Green & West Hampstead Neighbourhood Development Forum (NDF) to comment on the planning application for 156 West End Lane, ref: 2015/6455/P.

1. The NDF response is guided by the policies in our **Neighbourhood Plan**, which has now been formally adopted by Camden Council, in accordance with the Localism Act 2011. We note that the Neighbourhood Plan is a material consideration for this planning application - and that this site is specifically mentioned in the Neighbourhood Plan (see paragraph B7, page 31). We also note that a number of the documents and assessments submitted with the application fail to mention the Neighbourhood Plan as part of the local planning policy for the area, so their conclusions may either be mistaken or incomplete. To be clear, we expect and require that the Vision, Objectives, Policies and Recommendations in the Neighbourhood Plan are applied to all aspects of this planning application.
2. We welcome the **pre-application consultation** offered by the applicant and the fact that aspects of the proposals have been amended during the past few months to reflect our comments and concerns, as well as the policies in the Neighbourhood Plan. While some issues have been addressed, overall the application still falls short of the Vision, Objectives, Policies and Recommendations in the Neighbourhood Plan. We therefore **object** to the planning application as submitted, for the reasons set out below, both individually and in combination together.
3. We acknowledge that some positive work has been done on the **height and design** of the proposed building in terms of its frontage on West End Lane and the relationship with the neighbouring Canterbury Mansions. Overall, we accept that this part of the scheme, although not perfect, could be acceptable.
4. However, we object to the proposals for the height and design of the 'East Building'. We note that there is no history of buildings on this part of the site. We consider that a large and overly tall building on this part of the site will harm the character, appearance and setting of the immediately adjacent **West End Green Conservation Area** - and will be in breach of *Neighbourhood Plan Policy 3* and *Camden Policy CS14*. We believe that that any building on this part of the site should transition from West End Lane to a lower structure, more reflective of the houses on Lymington Road. Such a structure needs to demonstrate that it is sensitive to the existing scale of development in the immediate vicinity and the immediately adjacent Conservation Area. The proposed height of this part of the development, at 7 storeys, is therefore considered to be excessive and in contravention of *Neighbourhood Plan Policy 2vi*. We require that the height of the East Building is reduced to a maximum of 5 storeys (ie lower than the 'West Building') to ensure that this part of the scheme is policy compliant.
5. The proposed development will also have a negative impact on **views** through the site and across the wider area, causing harm to a range of views identified in *Neighbourhood Plan Map 2*. In particular the East Building will cause substantial harm to views of, into, and through the West End Green Conservation Area (also see *West End Green Conservation Area Appraisal & Management Strategy, section 5.2, page 15*). There will be a significant impact on the western end of Lymington Road, which will be largely overshadowed, and considerable damage will be done to the view through the Conservation Area on

Crediton Hill. The proposed development is therefore in breach of Neighbourhood Plan Policy 2ix - and fails to comply with Neighbourhood Plan Objective 2.

6. We are also concerned that the proposed scheme fails to be policy compliant in terms of its approach to **employment space**. The removal of the Travis Perkins builders yard would be a considerable loss to the local community - including the employment it provides and the wider business community it trades with and supports. We are disappointed that no efforts have been made to include Travis Perkins in the proposed redevelopment, as was the case at their site in St Pancras (as required by Camden Council planning officers). The developer has also rejected requests to bring forward a genuinely mixed-use development, as required by existing planning policy. The application - which proposes reducing the employment floorspace from nearly 6,000 sqm to less than 1,800 sqm - is therefore in clear breach of Neighbourhood Plan Policy 12i & 12ii - as well as Camden Policies CS8 & DP13.

7. While we support the proposals for 50% **affordable housing** (by residential floor space) in this development, we note that this has only occurred due to the woeful lack of affordable housing at Camden Council's Liddell Road development (less than 4%). Across the two sites, the average provision is therefore less than 27% - below what most private developers provide and in clear breach of Neighbourhood Plan Policy 1 and Camden Policy CS6.

8. Furthermore, in terms of the proposed **location of the affordable housing** in the development, we are opposed to the plans to locate this at West End Lane end of the site. We believe that this housing - which will include larger units for families - would be much better located at the eastern end of the site, where it will provide much easier access to the games area and open space. We believe the West End Lane part of the development would be far better suited to smaller flats for private sale, to the type of young professionals who will be commuting from the three West Hampstead stations.

9. We remain extremely disappointed that - as at Liddell Road, despite both these sites both being in Council ownership - the Council has not brought forward any plans for new **council housing** at 156 West End Lane. We believe this is an enormous missed opportunity for current and future generations of local residents in housing need.

10. We support the provision of an **affordable community meeting room/space** in the proposals. However, we are concerned that the applicant is attempting to transfer the costs of running and managing this facility to the local community. We request that, if the scheme is approved, a legal agreement makes clear that the developer/owner of the site remains responsible for this space and its costs.

11. While we welcome the proposals to enhance part of the **Potteries Path**, we are concerned that the excessive height of the 'East Building' will cause the Path to become narrower, overlooked, overshadowed and a security risk for those using it. In addition, we would like the developer to take a more proactive approach to opening up the railway side of the path with openings and glazed panels. We are also very concerned that Camden Council proposes to sell a section of the Potteries Path (a public right of way) as part of this development. We believe that the Council should retain legal ownership of the Path. A legal agreement could make clear that the developer/owner of the site is responsible for its maintenance and upkeep. We are also concerned that the proposed improvements to the Potteries Path doesn't include the whole Path. The NDF has asked Camden Council and the developer to work together to bring forward plans for improving the rest of the Path - including removing the dangerous 'dog-leg' at the western end of the Path and making this section of the Path more welcoming, more accessible, and with improved sight-lines. To date, we are extremely disappointed that neither party has brought forward any plans for this. Taking all these issues into account, it is clear that the application is in breach of Neighbourhood Plan Policy 9.

12. We believe the **games area** (MUGA) to the west of the site, although not being sold by the Council, will be significantly affected by the proposed development - especially in terms of: loss of light, over-looking, and additional use. We believe the developer should pay for improvements to the MUGA. Suggestions include: resurfacing, new fencing around the site, and a second entrance (subject to consultation with

residents of Lymington Road and the Lymington Estate). We believe a planning application that fails to even consider this point (or accept the need for a financial contribution to the MUGA) is seriously flawed - and in breach of Neighbourhood Plan Policy 17.

13. We note the site is in the **West Hampstead Growth Area (WHGA)** - however, it is clear that this site (to the north of the Thameslink rail line) is somewhat separate from the rest of the WHGA and different criteria apply. In particular, as mentioned in the Camden Site Allocations document (Site 28), the site is on the immediate boundary of a Conservation Area, is in the West Hampstead Town Centre, is adjacent to the Crown Close Open Space and is also close to an archaeological priority area. Therefore, as is set out in the Neighbourhood Plan, we believe that while a redevelopment of this site is acceptable - an intensive development (with accompanying bulk, height and massing) is not appropriate in this highly sensitive context. Assessing the application against Neighbourhood Plan Policy 4, we believe the current proposal is in breach of parts i, ii, vii and viii.

14. Despite allocating the WHGA as one of five growth areas in the borough in its 2010 Core Strategy, we remain concerned, disappointed and dismayed that the Council has - more than five years on from this designation - failed to carry out any **masterplanning** of the WHGA (as it has for the other growth areas identified in the Core Strategy). It is clear to the NDF that the Council has failed to consider the implications of its growth and development plans for the WHGA. In particular, the needs of additional infrastructure have not been assessed in a coherent and up to date way. While the possible requirements of the WHGA may have been assessed by planners in the years before 2010, it is clear that these assessments (particularly in areas such as health, education, transport and other public/community facilities) have been overtaken by the recent scale of development and planning approvals. In recent years development has been approved at 187-199 West End Lane, the student block on Blackburn Road, two schemes on Iverson Road, a large development at Liddell Road and another on Maygrove Road. Add in this proposal at 156 West End Lane, and this amounts to around an extra 1,000 homes in and close to the WHGA in just a few years. In addition, there will be more development in the years ahead - around the West Hampstead stations, on Blackburn Road and on the O2 Centre car park area. We have seen no evidence that the cumulative impact of all this development in such a short space of time has been assessed by Camden Council. Given these facts - and the developer's failure to offer to contribute to any public facilities in the area - we believe this planning application fails to consider its impact on the WHGA and the wider area. Therefore, without any masterplanning of the WHGA, Camden Council would be acting unreasonably, as well as being negligent in its role as the LPA, to approve this scheme in its current form and at this time.

15. One of the key issues for the West Hampstead Growth Area is the existing, and worsening, problem of **pedestrian movement** around the three West Hampstead stations on West End Lane. The developments referred to above are likely to make this problem much worse - as is any approved scheme at 156 West End Lane. We note that the pedestrian survey submitted with the application only assessed pedestrian movement on West End Lane in front of the site, where there is not a significant problem. We therefore request that before any development goes ahead on this site, the developer pays for a survey of pedestrian movement on the part of West End Lane around the three stations (see Neighbourhood Plan Recommendation Hiii), which will set out possible improvements. Any proposals could be paid for by CIL funding (see below).

16. The NDF would like specify how the **Community Infrastructure Levy** from this (or any) proposed development is spent - and we would like the Council to set out its approach to the CIL spending for this site, before the planning application is decided on. As a major site in the West Hampstead Growth Area, we believe this development will have a significant impact on the area surrounding the site and its infrastructure. We therefore believe that 100% of the CIL money from this site should remain in West Hampstead (and not be taken away to be spent in other parts of the borough). The most pressing infrastructure need in the area is an upgrade of West Hampstead Underground Station, to expand capacity and make it fully accessible. TfL has indicated to us that it will only be able to fund this work with CIL and other funding. We therefore request that 75% of the CIL money from this development is allocated to a fund for improvements at West Hampstead Underground Station (we also note that the station is included in the

borough-wide CIL infrastructure spending list + see *Neighbourhood Plan Policy 6*). The remaining 25% of the CIL money (allocated to council wards) should be spent on the items referred to the Neighbourhood Plan (see *Delivery Plan, Table 3: Priorities for CIL spending, p70-1*) - in consultation with the NDF and the local community (also see *Neighbourhood Plan Policy 19*).

17. While the NDF has engaged with the developer in considering these proposals, we have also sought advice on the possibilities of an **alternative scheme**. We were pleased to work with the widely-praised organisation *Create Streets* in bringing forward a different approach to the site. These proposals were discussed at a Workshop and public meeting held by the NDF on Saturday 7th November. The presentation given by Create Streets - including their assessment of the developer's proposal and their alternative scheme - is attached to this email. In many respects this scheme, although at an early stage of development, provides a more realistic and welcome approach to the site - and has already received considerable local support. It also demonstrates that the approach taken by the applicant is not the only way to bring forward a scheme for the site. We request that the presentation is included as part of our response to the planning application - and copied to all members of the Development Control committee, before they decide on this application.

18. Finally, on behalf of all members of the **Neighbourhood Development Forum**, I would reiterate the importance we attach to the application of the Policies in our Neighbourhood Plan - which was approved with a 93% YES vote in July - to this planning application. Members of the NDF, and the local community in Fortune Green & West Hampstead, will be watching closely to see how the Council considers these Policies in assessing and deciding on this hugely important planning application. We believe an approval of the submitted scheme would be a justifiable cause of very great public concern within the local community, whose opinions and concerns - as expressed through the Neighbourhood Plan - cannot be ignored by the LPA. We would also stress that neighbourhood planning has been introduced as part of a statutory government policy to give rights, and devolve powers, to local communities so as to ensure that their views are properly and fully taken into account in planning decisions by the LPA.

If you need any further information from the NDF on any of these points, please let me know. I would like to be informed when the officer's report on the application is published. I would also like to be informed when the application is listed for consideration at the Development Control Committee.

Yours sincerely,

James Earl
(Chair, Fortune Green & West Hampstead NDF)
www.ndpwesthampstead.org.uk

'fully support work of Create Streets'
David Lammy MP

'very beautiful'

Boris Johnson, Mayor of London

*'I'm convinced... I'd like to
create a street with you'*

Thomas Heatherwick, designer of
Routemaster, Olympic torch etc

*'Create Streets speaks London's
language'*

Sir Simon Jenkins

'a remarkable &

ground-breaking piece of work'

Andrew Boff, Conservative Leader, GLA

'a wonderful project & piece of analysis'

Alain de Botton, Farrell Review of
Architecture & Built Environment

Create Streets

***Is there a better way to develop
156 West End Lane?***

November 2015

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Background

1. What defines 'distinctive local character'
2. What defines West End Lane and Lymington Road
3. What strike us as key bits of what you said in Neighbourhood Plan for urban form

Current proposal

4. The current proposal – images & urban form
5. The current proposal – strengths & concerns

An alternative ?

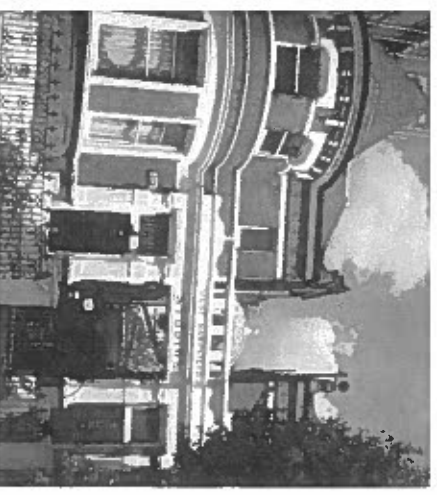
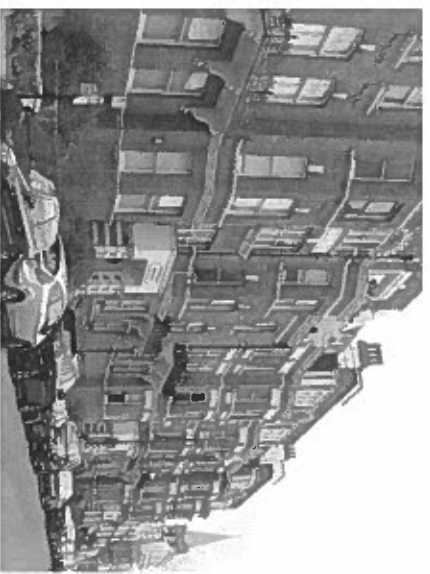
6. A sketch master plan
 7. A possible architectural elevation and possible templates
 8. Key features of the alternative proposals
 9. Some key pros and cons
 10. Conclusion – some questions
- Appendices

1. The wider neighbourhood – red brick visual complexity

Create Streets

'All development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead'
Neighbourhood Plan

- Red Brick (some stock brick)
- Visual complexity & decoration
- Bay windows (lots of light)
- White detailing
- Mansion blocks
- Terraced homes
- Modest set-backs from pavement
- Few balconies (ornate railings)
- Predominantly 3 – 5 storey



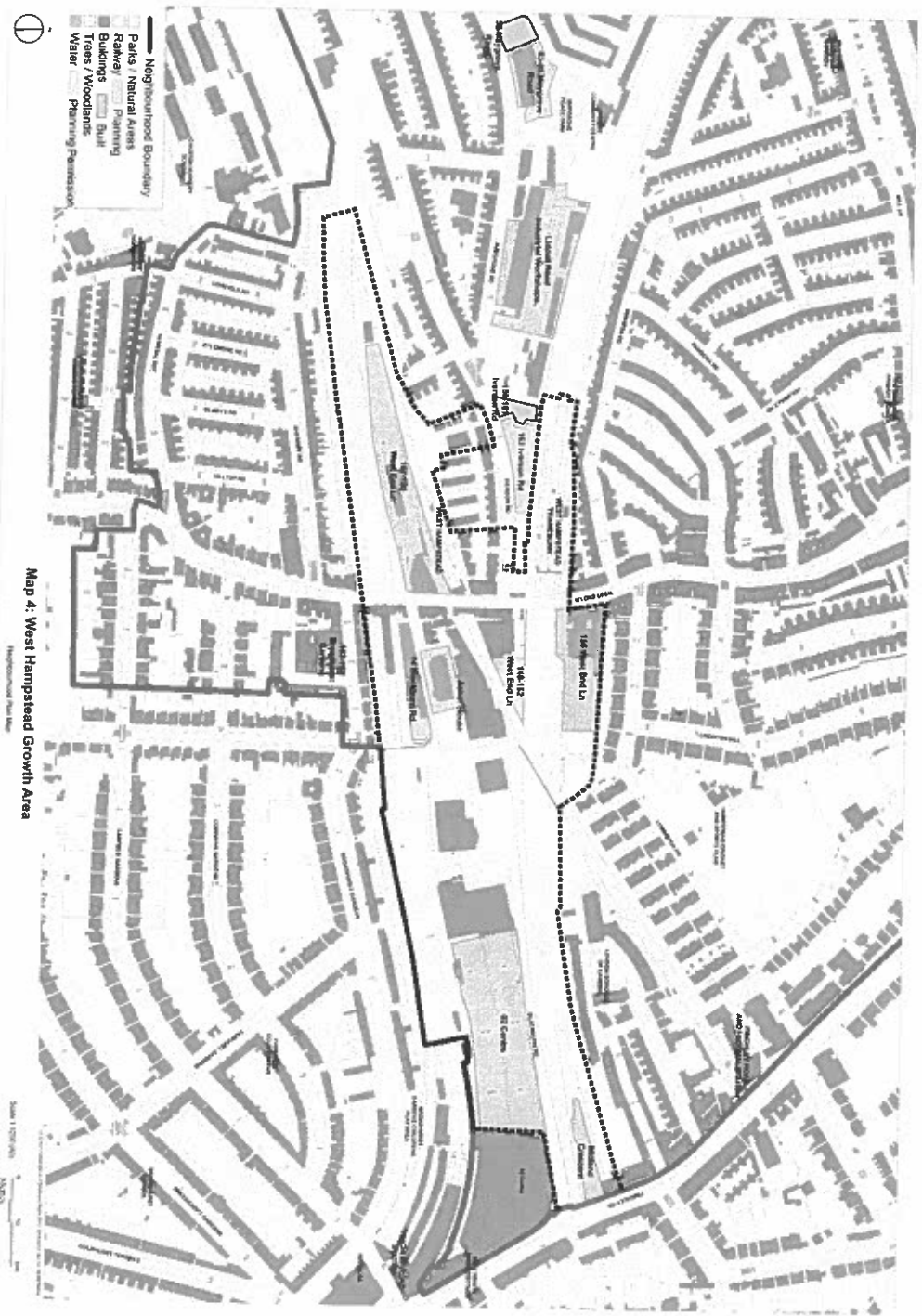
Not saying must be identical but this is detail & form which defines local area

1. The wider neighbourhood – long flexing streets

Create Streets

'All development shall be of a high quality of design, which complements and enhances the distinct character and identity of Fortune Green and West Hampstead' Neighbourhood Plan

- Quite long slightly winding terraced streets
- Bending and flexing round the contours of the landscape
- Conventional urban blocks – clear fronts and backs
- Enclosed private gardens within blocks

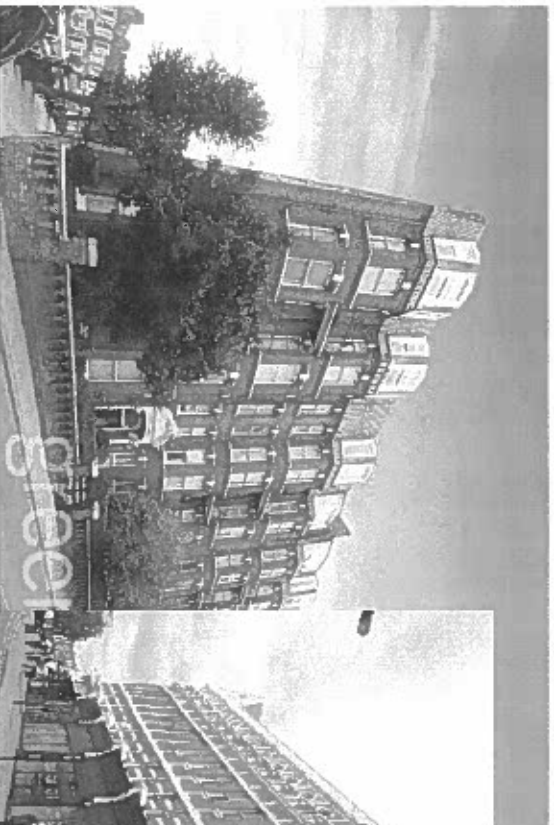
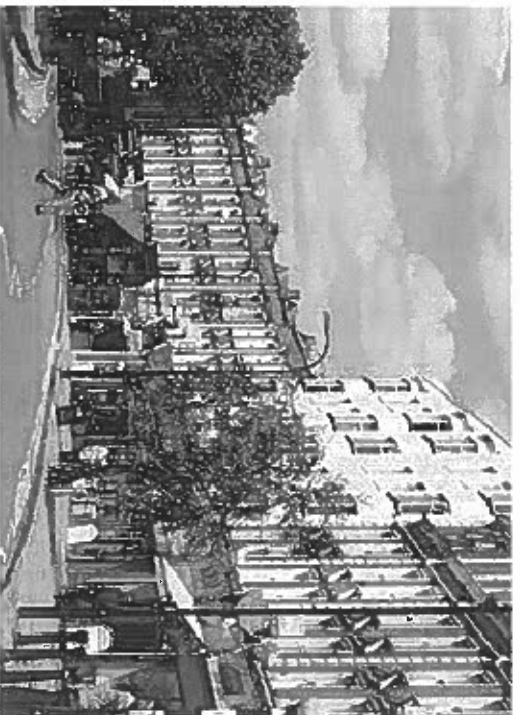


2. West End Lane

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"The site shall provide an improved design relationship to the adjoining Canterbury Mansions and West End Green Conservation Area, to protect and enhance the character and appearance of the area. Therefore, the height of any new development should ensure the overall design and transition in massing achieves an appropriate relationship with neighbouring properties - and it can be demonstrated that no harm is caused to the character and appearance of the Conservation Area, its setting."

- Largely but not entirely red Brick
- Clear vertical articulation
- Visual complexity & decoration
- Mixture of flats above shops and mansion blocks
- White detailing
- Bay windows
- No or very modest set-backs from pavement
- Predominantly 3 – 5 storey



2. Lympington Road

Create Streets

"... the height of any new development should ensure the overall design and transition in massing achieves an appropriate relationship with neighbouring properties - and it can be demonstrated that no harm is caused to the character and appearance of the Conservation Area, its setting."

- Red brick
- White detailing
- Generous set backs from road
- Semi-detached houses in form
- 'Pont-street' Dutch & elements of 'Jacobethan'



3. The NP & 156 West End Lane – key urbanistic points

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1. Mixed use

- Housing, including a significant amount of affordable homes and 3 or 4 bedroom homes (see Policy 1).
- Offices for small, micro and start-up businesses - including the possibility of serviced offices and studio space.
- Flexible commercial and retail space that can be used for a range of employment uses.
- Retail space on the ground floor along West End Lane, which is fitting of the character of the Town Centre (see Policy 13) and set back from the pavement.
- The design of any new building will need to **reflect the design of neighbouring buildings and the neighbouring Conservation Area** (see Policies 2 & 3), including use of red brick.

2. Design

- The site shall provide an improved design relationship to the adjoining Canterbury Mansions and West End Green Conservation Area, to protect and enhance the character and appearance of the area. Therefore, the height of any new development should ensure the overall design and transition in massing achieves an appropriate relationship with neighbouring properties - and it can be demonstrated that no harm is caused to the character and appearance of the Conservation Area, its setting.

3. Massing

- The provision of new green/open space to address the deficiencies outlined in the CCS.
- The provision of space for a community meeting room for local groups and businesses.
- Improvements to the neighbouring Potteries Path to provide a safe route for pedestrians and cyclists.

4. Green space

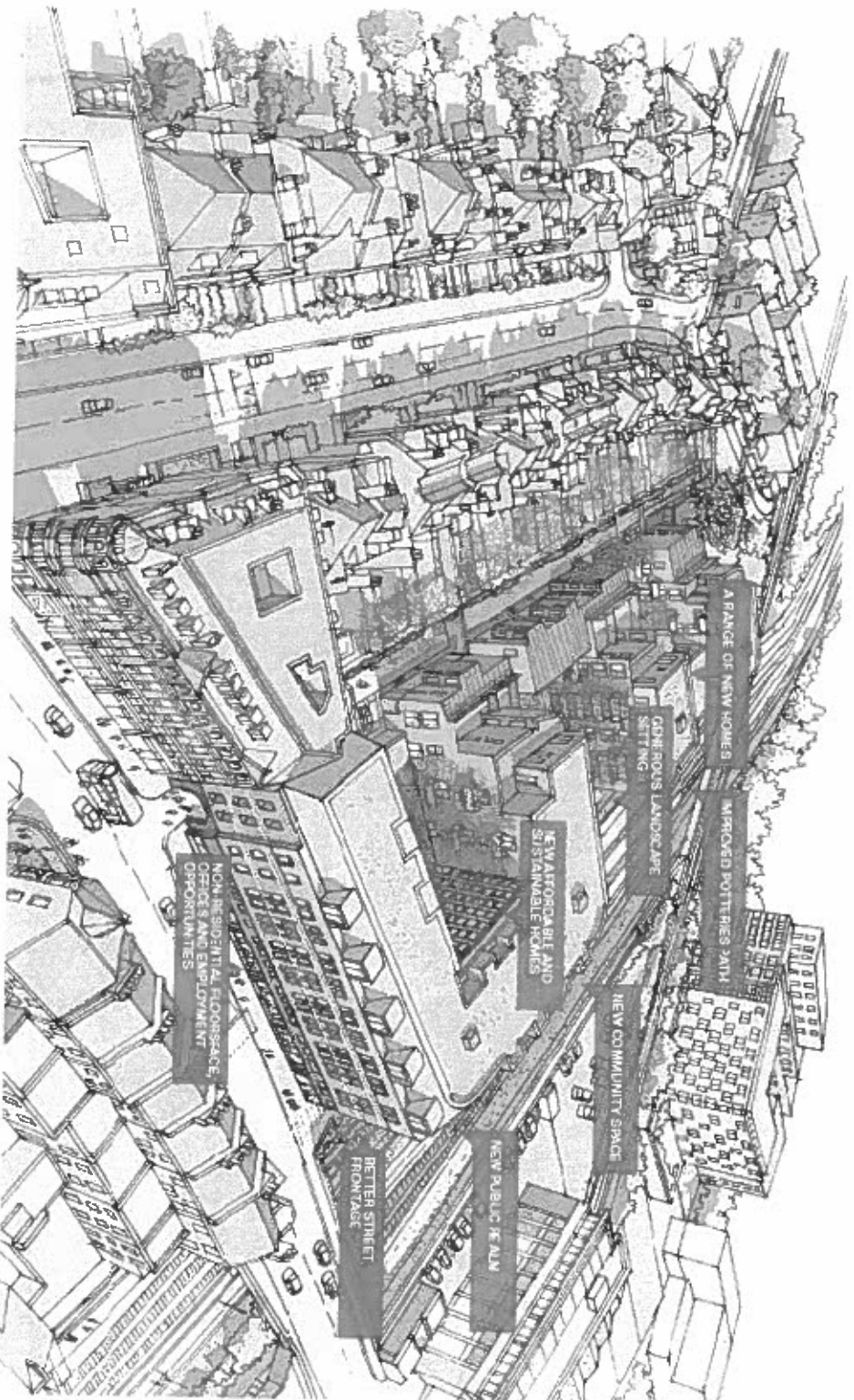
- The investigation of opportunities for a pedestrian bridge over the railway line to the O2 Centre car park.

5. Potteries Path

- The ground floor of the site is currently occupied by the builders' merchant, Travis Perkins (TP). The company has been based in the area for many years, is a significant local employer, and is keen to remain on the site. Protection for land in viable existing employment use is given in this Plan (see Policy 12) and also the CCS (CS8 & DP13).”
Fortune Green and West Hampstead Neighbourhood Plan, p.31

4. Current proposal – urban form

Create Streets



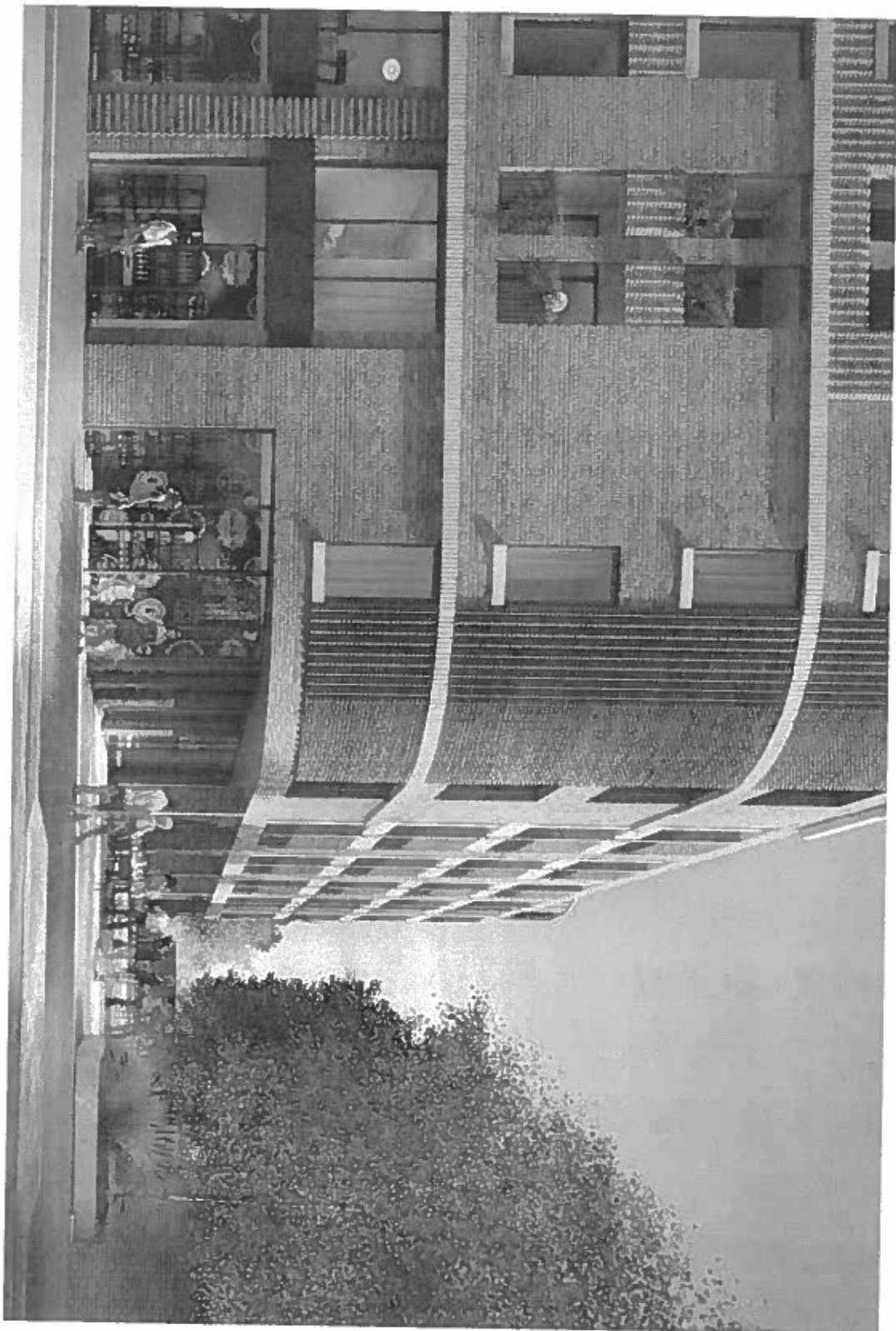
4. Current proposal – West End Lane

Create Streets



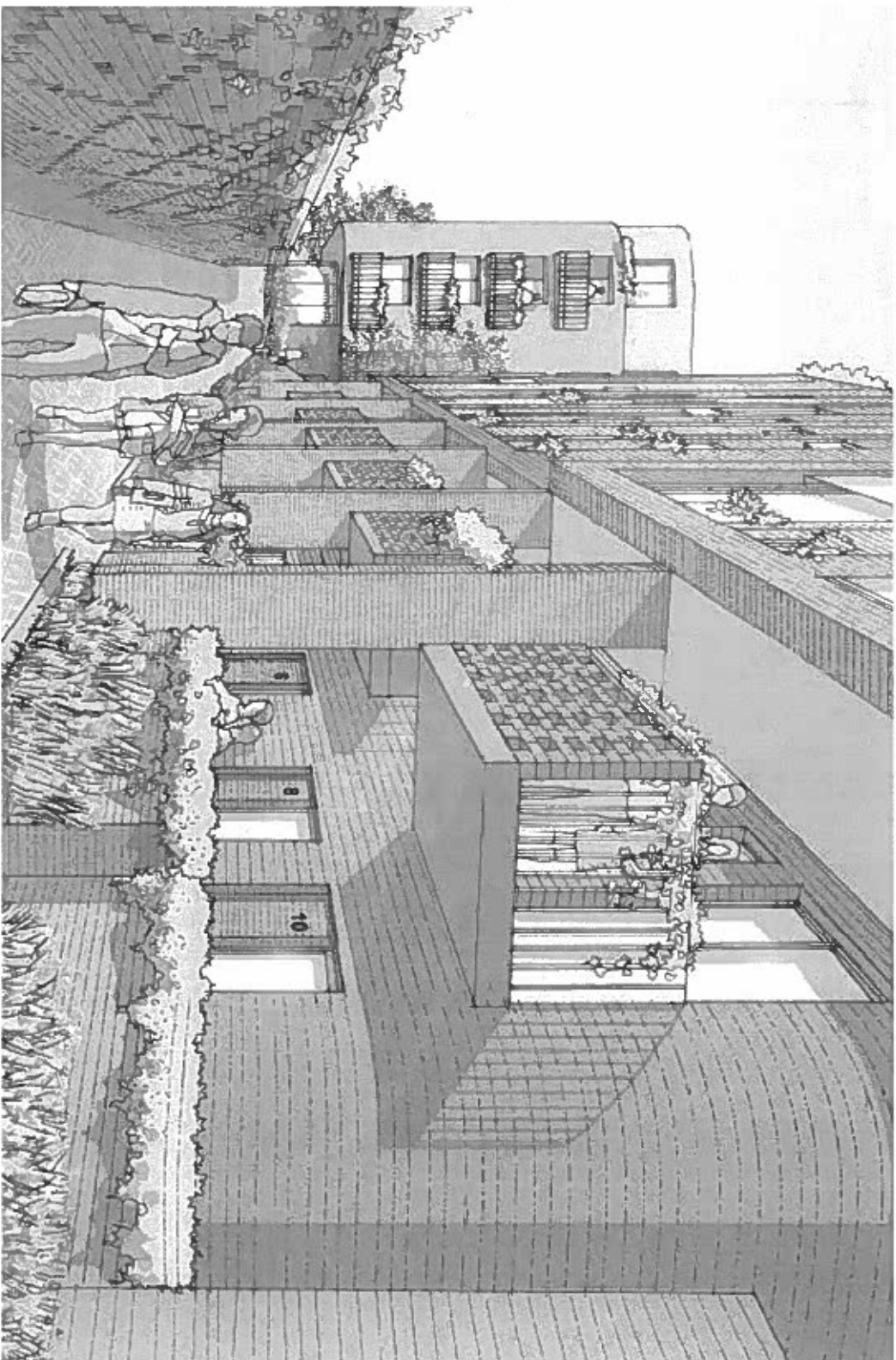
4. Current proposal – Potteries Path / West End Lane

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4. Current proposal – Potteries Path

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5. Current proposal – pros & cons

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- Above all **WELL DONE** – it has got a lot better than options one and two
- **This shows the power of your NP and of your work**

Strengths

- Reduced from 8 storeys
- Detailing has become much better and less monolithic
- Urban 'form' is reasonable
- Mixed use
- Better and more sympathetic than many current London developments

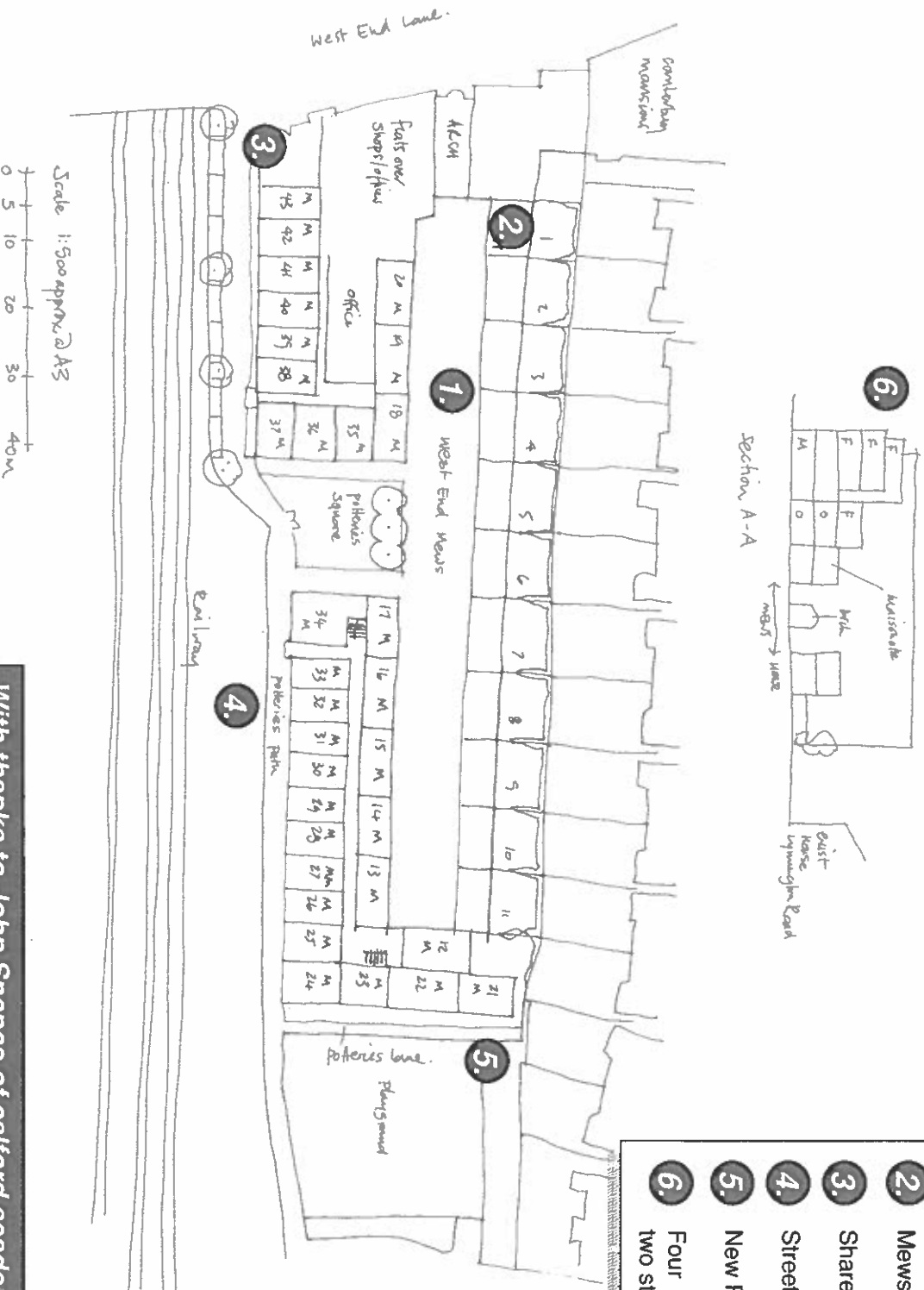
Concerns

- Still 6 storeys on south of block
- Remain very 'large' buildings – no vertical treatment
- The scheme takes the larger West End typology into a 'residential block'
- Semi-public road directly onto back gardens of Lynington Road
- Detailing (though improved) arguably only partially matches spirit of West Hampstead
- Potteries path not fully exploited
- More scope to insert a 'normal' urban form

6. A sketch 'real' urban plan

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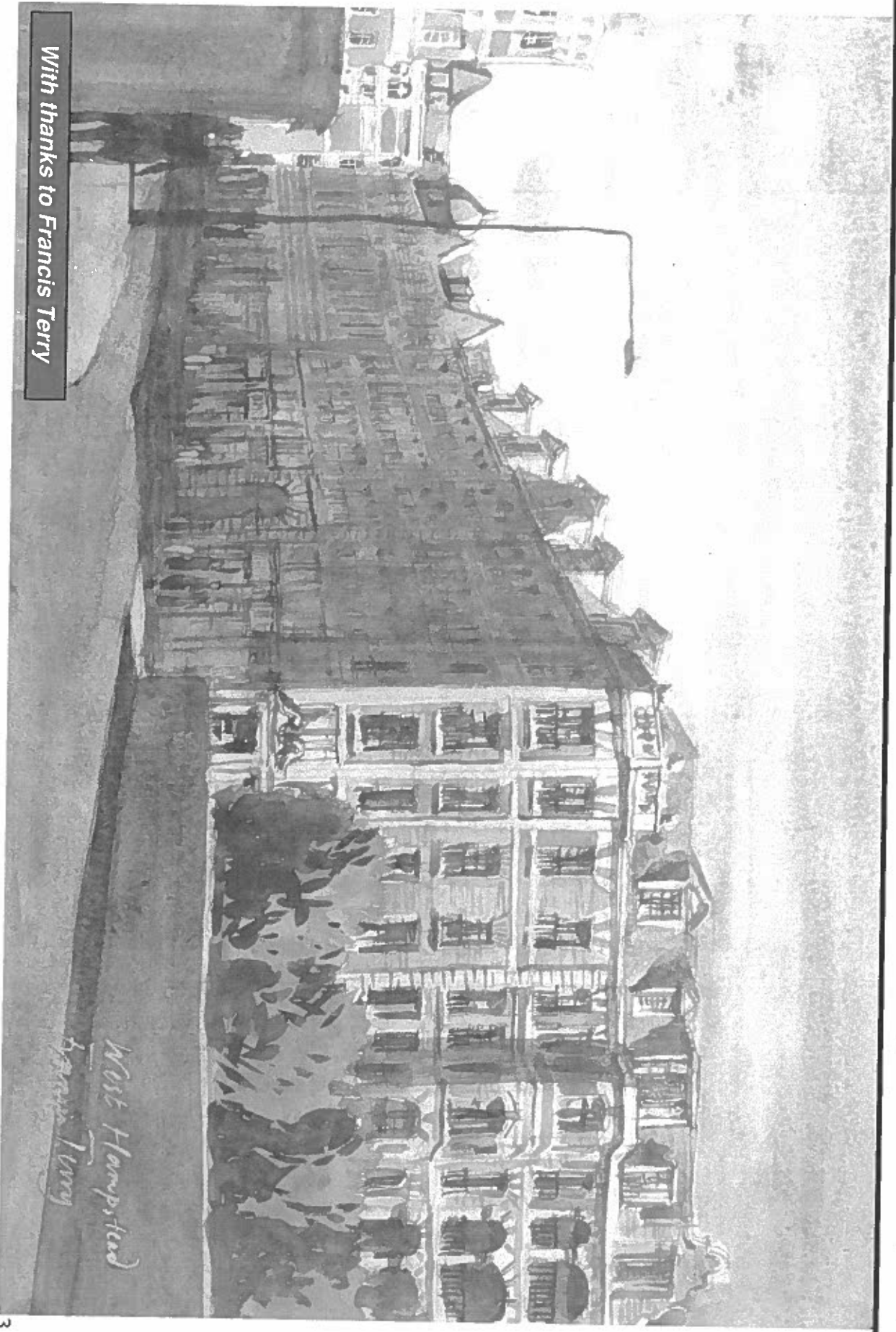
1. A new mews (West End Mews)
2. Mews houses with gardens
3. Shared space road
4. Street of houses & maisonnettes
5. New Potteries Lane to green
6. Four or five storeys to south, two storeys to north of site



With thanks to John Spence of calford seaden

7. A possible elevation

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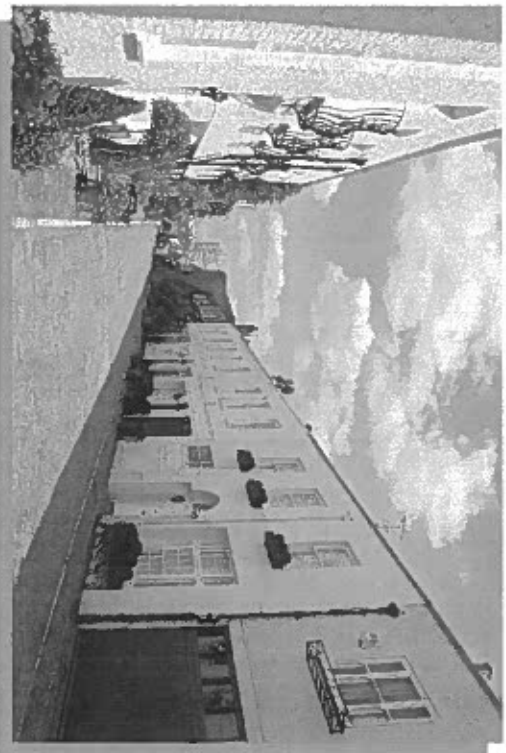


With thanks to Francis Terry

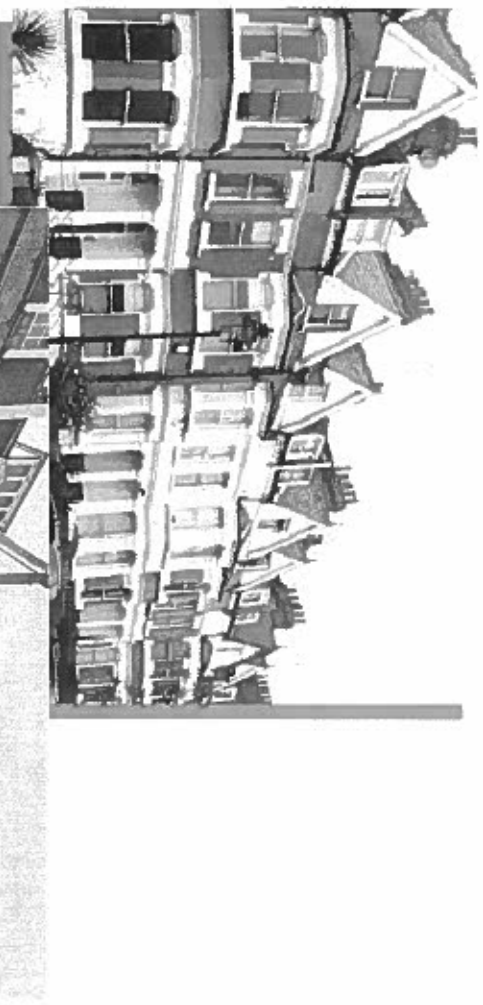
West Hampstead
Francis Terry

7. Possible templates for the development

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Possible simple treatment for the north site of West End Mews. The gardens of these two storey houses would back onto gardens of existing houses on Lymington Road



Possible more vertical 4-5 storey 'houses' along widened Potteries Path. Some might be houses. Most would serve as maisonettes or horizontal flats

8. Some key features

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1. Traditional elevations of brick and stone will complement the scale and design of the existing West End Lane mansion blocks.
2. A feature tower will turn the prominent corner of West End Lane and Potteries Path. (A great opportunity for a commercial statement.)
3. Mansard roofs of slate with dormer windows will be used to reflect the style of the Canterbury Mansions.
4. A 2 storey mews (West End Mews) with rear gardens are set 21 metres away from the rear elevations of the houses in Lymington Road (minimum planning requirement).
5. The single aspect wide fronted 2 storey mews houses will avoid overlooking and over shadowing of the existing rear gardens of the houses in Lymington Road.
6. The cheery Mews (see photo) will be built from a range of traditional and colourful materials with neat front patio gardens breaking up the scale and mass of the larger mansion blocks beyond.
7. The mews is completed by building 2 storey maisonettes with the mansion blocks stepping up in height toward the railway away from Lymington Road.
8. The new mansion blocks will overlook a new shared surface and pedestrianised Potteries Path.
9. Potteries Path will have a limited amount of access for cars and parking.
10. The (pedestrian only) mews is accessed via a gated archway passing under the new commercial/ mansion block from West End Lane.
11. West End Mews is punctuated midway along its length by a landscaped square Potteries Square which links to Potteries Path.
12. At the end of the site overlooking the existing (playground) Potteries Green the proposed new buildings will step down in scale to 2 storeys adjacent to the gardens of the houses in Lymington Road.
13. (Railing or wall along Potteries Lane ?)

9. Some pros and cons

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Some pros

- Better follows Neighbourhood Plan for both specific site and more widely
- Lower-rise, more 'finely grained' and less 'lumpy' in feel
- Obeys historic rules of an urban block with clearer distinction between private and public space
- Creates private gardens rather than street running along back of existing back gardens – higher security for all
- More family housing (mews houses)
- But also good mix of apartments
- Architecturally richer and (arguably) in keeping with neighbourhood

Some cons

- Lower density. Depending on precise configuration and % of elevation at four, five or six storeys, we estimate
 - number of units from 108 to 130
 - i.e. ~20-30% less than A2 scheme
 - Very similar amount of retail and commercial space
- Proposed mews is about 10m wide – this falls Camden guidance of minimum distance of 18m but is not against national legislation and is legally possible
- Build cost will be more due to higher detailing though very arguable that this would be recouped in higher sales values for ~50% of scheme

1. Does the current design meet your requirements of reflect the design of neighbouring buildings and the neighbouring Conservation Area ?
2. Does the height ensure the overall design and transition in massing achieves an appropriate relationship with neighbouring properties?
3. Does the urban design achieve an appropriate relationship with neighbouring properties?
4. Can it be demonstrated that no harm is caused to the character and appearance of the Conservation Area, its setting ?
5. Given your neighbourhood Plan can you do better ? What would better look like ? Is it this ? Or something else ? Can you define it clearly to show A2 and Camden ?

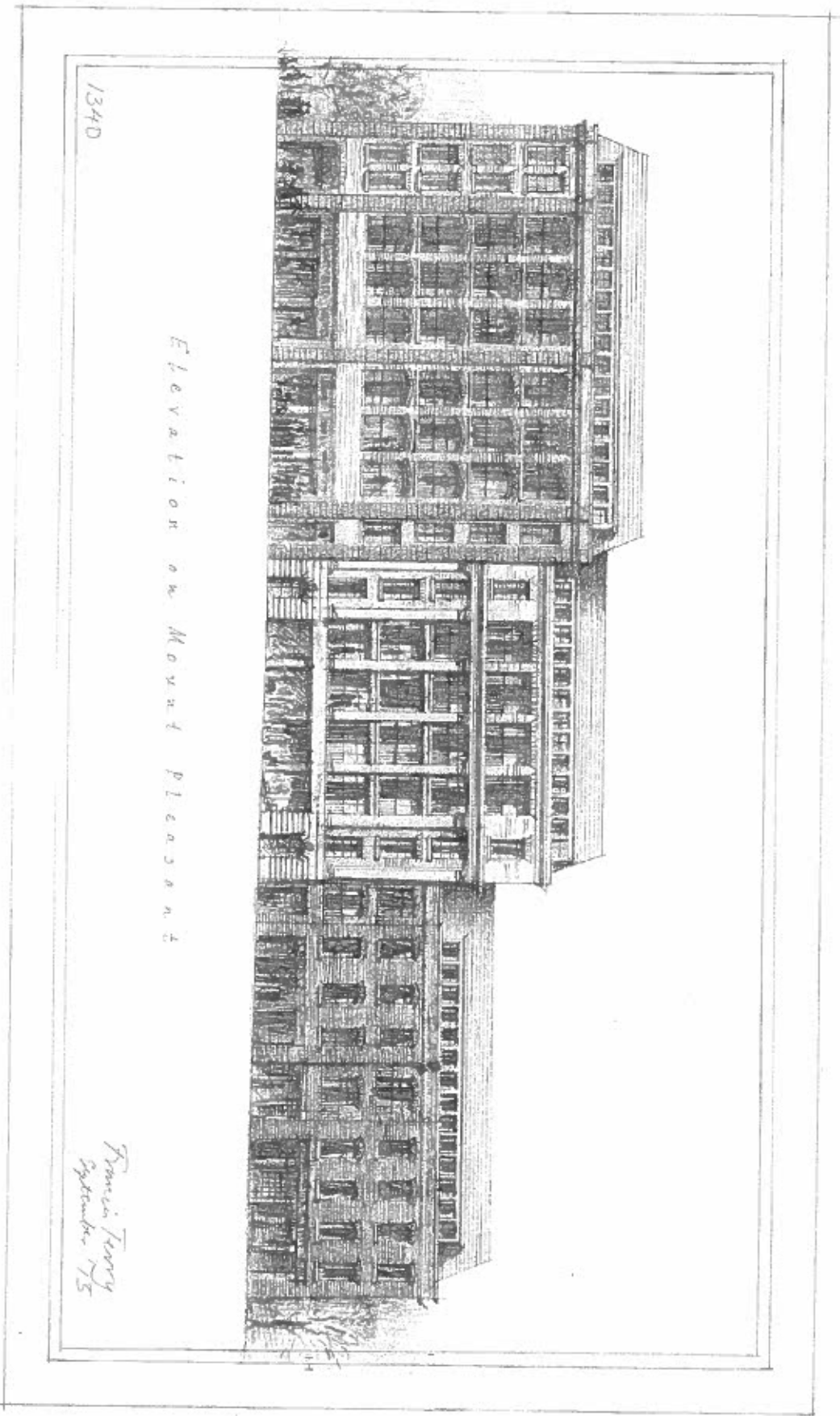
Nicholas Boys Smith is the founding Director of Create Streets and was a member of the Government's Design Review Panel. Nicholas has lectured on our findings at Oxford University and has also presented our findings in a wide range of speeches and public events. Nicholas is an Academician of the Academy of Urbanism and has been described by the *Architects' Journal* as a "leading figure" on issues to do with the built environment. He has led policy reviews on the barriers to street-based estate-regeneration for HM Government as well as studies into what people want in the built environment and correlations between built form, social outcomes and valuations. He has appeared frequently in the national, London and trade press on matters to do with urban design.

John Spence RIBA. John has over 45 years of experience he heads up architecture in calfordseaden and is the practices BIM Champion, a keen advocate of multi-disciplinary working he has been instrumental in bringing structural engineering and M&E design into the practice offering "one stop" joined up design. Today the practice has a wide and varied portfolio which includes many sustainable housing projects. John leads a team who have worked on a number of award winning sensitive sites with Listed Buildings and in Conservation areas. A fan of off-site manufacture he has helped a SW based RP Consortium win a coveted award for Innovation in Design and Procurement of housing.

Francis Terry is a partner in the firm Quinlan and Francis Terry Architects LLP who specialise in new build classical architecture. The office was established by Raymond Erith in 1928, making it the oldest existing practice of classical architects. Educated at Cambridge University, Francis worked in Washington for Allan Greenburg Architects in 1992 before joining the practice in 1994. He has worked on several large commercial and retail projects in London including Baker Street, Kendall Place, and George Street and 264-267 Tottenham Court Road. He regularly exhibits architectural drawings at the Royal Academy and was the winner of the Worshipful Company of Architects Prize for Architectural Drawing in 2002

Appendix ii: An approach to balconies ?

Mount Pleasant example



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- Create Streets Ltd shall not be liable for indirect, incidental, consequential or punitive damages or for lost revenues or profits, whether or not advised of the possibility of such damages or losses and regardless of the theory of liability
- All numbers in this report are high level indicative estimates and should not be formally considered as advice in any way. They have been based on top down estimates not detailed bottom up drivers

Comments Form

Name..... MR. ROBERT AKHURST
Address..... 8 LYMINGTON ROAD, WEST HAMPTSTEAD NW6 1HY
Email address..... [REDACTED]
Telephone number..... [REDACTED]
Planning application number..... 2015/6455/P
Planning application address..... 156 WESTEND LANE NW6 1SD

~~I support the application (please state reasons below)~~
I object to the application (please state reasons below)

Your comments

SEE ATTACHED COMMENTS

Please continue on extra sheets if you wish

I welcome the Camden's efforts to increase the availability of housing stock in West Hampstead.

However I query the impartiality of Camden Council's ability to decide the 156 West End Lane matter on fair grounds given that the land is owned by the Council, and the developer is The Council's chosen developer.

Due to the fact that there was no Master Plan or strategy for the West Hampstead area we now appear to be in a position whereby 156 West End Lane is being used as a possible solution to previous planning errors, thereby resulting in a totally inappropriate development for reasons listed below.

West Hampstead, as you are aware, is an area characterised by Victorian and Edwardian (mostly) red-brick individual and terraced housing, with some mansion blocks. The area is home to a number of designated heritage assets. This of course is an important factor to bear in mind when considering the style and nature of any proposed developments.

I refer you to paragraphs 126 and 141 of the National Planning Policy Framework which must apply to all proposed developments. Paragraph 126 for example states:
"Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place".

Having considered the policy in full I am of the view that no proper account has been taken of the policy and feel this is partly to do with the way in which the proposed plans have been hastily put together.

I would also draw your attention to the "Camden Development Policies 2010-2025, Local Development Framework" document, which "contributes to delivering the Core Strategy by providing detailed policies that [Camden Council] will use when determining applications for planning permission", specifically item 25.9 which refers to the existing "largely dense urban nature of Camden":

"Due to the largely dense urban nature of Camden, the character or appearance of our conservation areas can also be affected by development which is outside of conservation areas, but visible from within them. This includes high or bulky buildings, which can have an impact on areas some distance away, as well as adjacent premises. **The Council**

will therefore not permit development in locations outside conservation areas that it considers would cause harm to the character, appearance or setting of such an area.”

Having also examined the information and design proposals made available by the preferred supplier, I also submit the following further objections to the proposed development:

The “West Hampstead: Shaping the Future” plan for West Hampstead issued by Camden Council expressly sets out that the area is “well loved for its village feel” and that the Council commits to “enhancing the distinctive village character” and to provide “support for local business”. The proposed project is in breach of these commitments.

The proposed development is completely out of keeping with the character of the surrounding residential buildings. It completely disregards the environment around it and the character of other buildings. The houses in Lymington Road – for example – are three storeys high, the development in its existing form will tower over these properties blighting their light, use and enjoyment of their properties.

The plans are not in keeping with the existing character of the properties in the West End Green Conservation Area.

The height of the proposed development will overlook other buildings and significantly impact on residents’ right to light and privacy, the impact will be particularly severe over Lymington Road where residents will be overlooked when in their gardens and main living areas of their property.

The proposed development includes a proposed private road for which it is envisaged residents of the proposed development will use as an access road. It is proposed the access is situated immediately behind the garden walls of the Lymington Road properties. The obvious consequence of this will be a substantial increase in dust, pollution, noise and damage to the general conservation area. The impact on the Lymington Road residents will be substantial but generally this increase in pollution will also have an impact on the wider population.

West Hampstead has benefited from an influx of young families, the population of children has steadily grown in recent times. The proposed development and its impact on the environment will be have a detrimental effect on the well-being of those in near and surrounding areas.

The proposed road between the Lymington properties and the proposed development is an obvious security risk. It will allow easier access to the gardens and properties of Lymington Road.

The proposed buildings themselves will have a considerably negative impact on the conservation area which the planned development adjoins.

The development proposes to house between 600 – 800 residents. There is simply insufficient infrastructure to support this number of additional residents into West Hampstead; there is already one development due to complete later this year, West Hampstead Square – the impact from this development is yet to be seen alongside other developments in Blackburn Road, Iverson Road, and Liddell Road.

I respectfully submit insufficient consideration has been given to the environmental impact of so many developments in such a short space of time.

There is already insufficient parking capacity in the surrounding areas. This has been further reduced as and when JW3 host events. The burden on parking may in turn assist applicants wishing to convert front gardens into drives, thereby completing spoiling the entire area.

The development will result in a substantial increase in footfall in what are already overcrowded surrounding roads.

The footfall on the underground, trains and buses – without yet taking additional traffic from West Hampstead Square into account – is already at close to maximum level.

Another new development will shunt public transport levels on the tubes and trains to dangerously high levels, thereby putting public safety at risk.

The narrow pavements over the bridge between this proposed development and two stations is already heaving with pedestrians in the mornings and evenings.

I support the use of space for developmental purposes, but any proposed development must be viable and properly benefit the community.

Travis Perkins is a long-standing business and significant local employer on the existing site and welcomes any opportunity to negotiate a redevelopment of the adjacent former council offices for housing. This would be in line with Camden's own planning policies CS8 and DP13.

The current lack of primary and secondary school places, along with the impact on GP services, of which there are fewer in the area, has not been properly examined or considered by this plan.

The development plan appears to have dismantled two walls, one along Potteries Path and one currently at the end of Travis Perkins' yard which form the walls of the football pitch, currently the only recreational space available for young people in the area. No development plan should threaten or encroach upon this valuable public space.

The proposed blocks will overshadow and deprive of light the green space and children's playground at the Lymington Road Estate, which is closest to the 156 West End Lane site, as well as to the homes and gardens on Lymington Road Estate.

The developer's Daylight and Sunlight report is a fairly obtuse and difficult to understand document. Many Lymington Road residents will already be aware that the loss of light (and we will all lose from this development) takes some homes below the minimum BRE acceptable levels. Camden should carry out its own independent assessment. It is fairly obvious from the report that the only reason the height and mass has been slightly reduced is to mitigate against even more massive overshadowing and loss of light.

The proposed project is located on the immediate border of a conservation area. A conservation area is defined in Section 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of "special architectural or historic

interest, the character or appearance of which it is desirable to preserve or enhance” and that the project is irreconcilable with the Council’s duty to ensure such preservation.

The plans are also in direct contravention of the policies outlined in the Neighbourhood Development Plan for this area.

A2 domain agents have been requesting signatures from residents in the Sumatra Road to support this large scale development. People came ringing all doors stating - “we would like your support and signature as there is going to be built resident flats in West End Lane. Would you support us and sign“: lobbying local people is manipulative and dishonest and they provided little information or explanation of the size and development in any real detail. These signatures should be disregarded as a friend of mine, who lives in Sumatra Road, thought they worked for the council and were supporting improvements to the area.

The proposed plans are opposed in their entirety by the combined forces of Save West Hampstead, Lymington Road Residents’ Association, Crediton Hill Residents’ Association, West Hampstead Gardens’ & Residents’ Association, and the West End Green Conservation Area Advisory Committee.

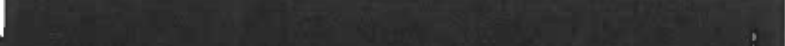
Victoria Cuthbert



Comments Form

Name..... SUSAN KWOK

Address..... Flat 3, 62, CREDITON HILL, NW6 1HR

Email address..... 

Telephone number..... 

Planning application number..... 2015 / 6455 / P

Planning application address..... 156, West End Lane, NW6 1SD

I support the application (please state reasons below)

I object to the application (please state reasons below)



Your comments

I object to this application because :-

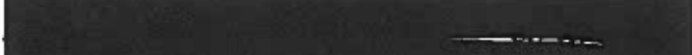
- a) the proposed architecture seems out of keeping with the rest of West End Lane.
- b) The number of parking spaces is much too few in comparison with the number of people living there - this may be intended to discourage people from having cars but the reality is that they will find ways of parking locally.
- c) There will be a big increase in the population of the area when nothing is being done to increase local facilities ie number of doctors, access to tube station etc.
- d) This development will be at the expense of a thriving business which will have to close resulting in the loss of jobs in the area.

Please continue on extra sheets if you wish

Comments Form

Name..... Clive Courlay.....

Address..... 66 Yale Court, Honeybush Road, London NW6 1JA.....

Email address..... .....

Telephone number..... .....


Planning application number..... 2015/6455/P.....

Planning application address..... 156 West End Lane London NW6 1SD.....

~~I support the application (please state reasons below)~~

I object to the application (please state reasons below)

Your comments



- The proposed properties will be beyond the economic reach of ordinary Londoners. There needs to be provision of affordable rented accommodation on a par with council rents.
- The height of the buildings proposed will severely encroach upon the privacy and freedom of enjoyment of existing properties in Lynton Road. There needs to be a tiered/stopped construction which would allow the existing sense of light, space and view to prevail.
- The facade on West End Lane must be in harmony with the existing frontage of the remaining mansion blocks.

Please continue on extra sheets if you wish

Dawson (development), Barry

From: jacks eringer [REDACTED]
Sent: 18 December 2015 10:13
To: Planning
Subject: REF 2015/64/SSP - West End Lane West Hampstead

Dear Ms Josleen Chug

I am contacting you to lodge an official opposition to the proposed development of 156 West End Lane, London, NW6 1SD.

I query the impartiality of Camden Council's ability to decide this matter on fair grounds given that the land is owned by the Council, and the developer is The Council's chosen developer.

West Hampstead as you are aware is an area characterised by Victorian and Edwardian (mostly) red-brick individual and terraced housing, with some mansion blocks. The area is home to a number of designated heritage assets. This of course is an important factor to bear in mind when considering the style and nature of any proposed developments.

I refer you to paragraphs 126 and 141 of the National Planning Policy Framework which must apply to all proposed developments. Paragraph 126 for example states:

"Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place".

Having considered the policy in full I am of the view that no proper account has been taken of the policy and feel this is partly to do with the way in which the proposed plans have been hastily put together.

I would also draw your attention to the "[Camden Development Policies 2010-2025, Local Development Framework](#)" document, which "contributes to delivering the Core Strategy by providing detailed policies that [Camden Council]

will use when determining applications for planning permission”, specifically item 25.9 which refers to the existing “largely dense urban nature of Camden”:

“Due to the largely dense urban nature of Camden, the character or appearance of our conservation areas can also be affected by development which is outside of conservation areas, but visible from within them. This includes high or bulky buildings, which can have an impact on areas some distance away, as well as adjacent premises. **The Council will therefore not permit development in locations outside conservation areas that it considers would cause harm to the character, appearance or setting of such an area.**”

Having also examined the information and design proposals made available by the preferred supplier, I also submit the following further objections to the proposed development:

1. The “West Hampstead: Shaping the Future” plan for West Hampstead issued by Camden Council expressly sets out that the area is “well loved for its village feel” and that the Council commits to “enhancing the distinctive village character” and to provide “support for local business”. The proposed project is in breach of these commitments. The proposed development is completely out of keeping with the character of the surrounding residential buildings. It completely disregards the environment around it and the character of other buildings. The houses in Lymington Road – for example – are three storeys high, the development in its existing form will tower over these properties blighting their light, use and enjoyment of their properties. The plans proposed by A2 Dominion proposes buildings of up to 8 floors which will be more than double the height of all nearby homes. This is in complete violation of Camden’s policies.
2. The plans are not in keeping with the existing character of the properties in the West End Green Conservation Area.
3. The height of the proposed development will overlook other buildings and significantly impact on residents’ right to light and privacy, the impact will be particularly severe over Lymington Road where residents will be overlooked when in their gardens and main living areas of their property. A2 Dominion have stated that the majority of the windows that will be looking out onto the development are “minor” dwelling rooms. This is categorically incorrect. Due to the way the flats have been proportioned, the majority of windows are all main living areas and bedrooms
4. The majority of the ground floor and basements flats will almost certainly go below the minimum BRE acceptable levels with regard to light.
5. The proposed development includes a proposed private road for which it is envisaged residents of the proposed development will use as an access road. It is proposed the access is situated immediately behind the garden walls of the Lymington Road properties. The obvious consequence of this will be a substantial increase in dust, pollution, noise and damage to the general conservation area. The impact on the Lymington Road residents will be substantial but generally this increase in pollution will also have an impact on the wider population.
6. West Hampstead has benefited from an influx of young families, the population of children has steadily grown in recent times. The proposed development and its impact on the environment will be have a detrimental effect on the well-being of those in near and surrounding areas.
7. The proposed road between the Lymington properties and the proposed development is an obvious security risk. It will allow easier access to the gardens and properties of Lymington Road.
8. The proposed buildings themselves will have a considerably negative impact on the conservation area which the planned development adjoins.

9. The development proposes to house between 600 – 800 residents. There is simply insufficient infrastructure to support this number of additional residents into West Hampstead; there is already one development due to complete later this year, West Hampstead Square – the impact from this development is yet to be seen alongside other developments in Blackburn Road, Iverson Road, and Liddell Road. West end Lane is grid lock with cars and lorries every day and the pavements are at maximum capacity. With the increase in population from West Hampstead Square and the proposed 156 development the infrastructure cannot carry this safely.
10. We respectfully submit insufficient consideration has been given to the environmental impact of so many developments in such a short space of time.
11. There is already insufficient parking capacity in the surrounding areas. This has been further reduced as and when JW3 host events. The burden on parking may in turn assist applicants wishing to convert front gardens into drives, thereby completing spoiling the entire area.
12. The development will result in a substantial increase in footfall in what are already overcrowded surrounding roads.
13. The footfall on the underground, trains and buses – without yet taking additional traffic from West Hampstead Square into account – is already at close to maximum level. Roads and pavements can't be widened so the risk of people spilling out onto the roads is hugely increased.
14. Another new development will shunt public transport levels on the tubes and trains to dangerously high levels, thereby putting public safety at risk.
15. The narrow pavements over the bridge between this proposed development and two stations is already heaving with pedestrians in the mornings and evenings.
16. We support the use of space for developmental purposes, but any proposed development must be viable and properly benefit the community. What exactly does West Hampstead need? Its needs a Health Centre as it is extremely challenging to get to see Doctors within a reasonable timeframe, there is no community centre, no facilities for children. The current lack of primary and secondary school places, along with the impact on GP services, of which there are fewer in the area, has not been properly examined or considered by this plan.
17. Travis Perkins is a long-standing business and significant local employer on the existing site and welcomes any opportunity to negotiate a redevelopment of the adjacent former council offices for housing. This would be in line with Camden's own planning policies CS8 and DP13.
18. The development plan appears to have dismantled two walls, one along Potteries Path and one currently at the end of Travis Perkins' yard which form the walls of the football pitch, currently the only recreational space available for young people in the area. No development plan should threaten or encroach upon this valuable public space.
19. The proposed blocks will overshadow and deprive of light the green space and children's playground at the Lymington Road Estate, which is closest to the 156 West End Lane site, as well as to the homes and gardens on Lymington Road Estate.
20. The extensive nature of the proposed over-development has the potential to inflict upon the long-established surrounding properties, many of which are in the West End Green Conservation Area, serious structural issues such as subsidence.
21. The Travis Perkins business operating at 156 West End Lane is closed from 12pm on Saturdays, meaning that residents in the adjoining properties and roads benefit from quiet and peaceful homes and gardens in the evenings, at weekends and on Public Holidays.

22. The proposed project is located on the immediate border of a conservation area. A conservation area is defined in Section 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” and that the project is irreconcilable with the Council’s duty to ensure such preservation.
23. The plans are also in direct contravention of the policies outlined in the Neighbourhood Development Plan for this area.
24. The proposed plans are opposed in their entirety by the combined forces of Save West Hampstead, Lymington Road Residents’ Association, Crediton Hill Residents’ Association, West Hampstead Gardens’ & Residents’ Association, and the West End Green Conservation Area Advisory Committee.

I would like to reiterate my absolute opposition to the proposal and expect all of my above points to be considered, addressed and responded to appropriately.

Your sincerely,

Jacqueline Eringer

Resident of Lymington Road

Comments Form

Name Maria Elena Brady

Address 28 Minton Mews

Email address 

Telephone number 

Planning application number 6455/P 2015

Planning application address 156 West End Lane London NW6 1SD

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

The building could have been adapted to provide education, for primary school or after school provision for so many children in the area.
West End Lane is already overcrowded, traffic, pollution, noise,
Lynton Rd; the residents on these flats are losing light, privacy, plus the level of noise & traffic.
It is sad to witness the demolition of 156 such a solid building, what a waste of money, are you planning in ~~stop~~ recycle most of the materials?
I sincerely hope 156 will stand and be properly use.
to serve the community.

Please continue on extra sheets if you wish

Maria Elena Brady

Comments Form

Name... JOHN PAUL AHERN

Address... 3 Crown Close NW6 1XZ

Email address.....

Telephone number... 

Planning application number... 2015/6455 P.

Planning application address... 156 Westend Lane, London NW6 1SD

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

it will block my skyline vision
noise parking anti social behaviour
issue need to be addressed

Please continue on extra sheets if you wish

Dawson (development), Barry

From: Sarah Herman [REDACTED]
Sent: 14 December 2015 21:08
To: Planning
Subject: ref 2015/6455P – 156 West End Lane

ref 2015/6455P – 156 West End Lane

I strongly object to the effect this is going to have on the local amenities. I also strongly object to the height of the proposed buildings. They would sit at the end of our garden and have a huge impact on us. Our flat, 22 Leamington Road is probably effected more than any. The largest of the proposed buildings would be facing us, over looking us and totally overshadowing our view and light. It will ruin our summers and light all year round. It will be opposite our balcony and sitting room. I am devastated by the proposal

Dawson (development), Barry

From: Louise Scodie [REDACTED]
Sent: 14 December 2015 12:46
To: Planning
Subject: Ref 2015/6455P - 156 West End Lane - objection to planning proposal

Dear Sir

Ref 2015/6455P - 156 West End Lane

I write to object to the proposed redevelopment ref 2015/6455P - 156 West End Lane.

This development is a terrible idea for the area. West Hampstead residents do not want it for many good reasons. Here are my objections:

- Crucially, there are no plans to develop infrastructure to support an influx of new residents. Where are the plans for new doctors' surgeries, schools and so on to accompany this development? It is notoriously difficult to secure a place in West Hampstead's primary schools. Are you really going to go ahead with this development and make a bad situation even worse?
- These homes are not even being built under affordable housing criteria. This is simply an exercise of greed. It is time for you to put away your greed and think of the good of the area.
- The homes would ruin the character of West Hampstead and destroy its intimate charm. This development would cause overcrowding in an already dense area. It would look out of keeping with the area and would block out much of its light.

There is no room for 160 new homes in West Hampstead, plain and simple, and certainly not in the format proposed by this development. I object and I hope you will not go forward with this plan.

Kind regards

Louise Scodie