

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6218/P	Neil Bruce	The Coach House 25 Frognal nw36ar	29/12/2015 12:16:28	OBJ	The proposed developments are close to the rear of my house (25 Frognal) and the building works will not only provide further traffic/lorries etc to an already busy street but also further erode what little greenery we have left in this part of Hampstead. I strongly object to these developments.
2015/6218/P	Belinda Bruh	27 Arkwright Road Flat 1 London NW3 6BJ	30/12/2015 21:38:42	OBJ	I strongly object to this planning application. This construction would hugely increase the noise level. Most importantly, the access to the proposed build is via a tiny passageway that would cause a even bigger problems to the already highly congested Frognal Road especially in the morning rush hours and after school hours. This existing busy traffic is already causing considerable distress to the neighbourhood. If I understand rightly, there is no parking provision for 3 family houses, which will add further congestion to the existing parking problem and the traffic flow on the street. This is a Conservation land and I see not added value to the community housing for Camden.
2015/6218/P	Juan Estevez-Breton	42 Frognal	29/12/2015 10:11:42	OBJEMAIL	This project lies within a Conservation Area therefore, I completely object to the implied overcrowding and overdeveloping which would threaten the very nature of our neighbourhood. It makes no sense to lose the green space to the proposed structures. Traffic would eventually increase and that is the last thing to be desired in this part of Hampstead.
2015/6218/P	Roula Harfouche	Flat 6 23 Frognal London NW3 6AR	28/12/2015 13:01:44	OBJ	I strenuously object to this planning application. The back of 29 & 33 Arkwright Road is the last bit of green that I can see from my windows, especially since the outrageous building was allowed at the adjacent 25B Frognal. The construction work itself will be a nuisance for a long time (noise, dust, congestion, and pollution, not to mention parking and traffic issues with trucks on Frognal). The resulting buildings will permanently remove essential remaining green space, and will result in additional traffic and overcrowding on Frognal, which is already impossible to park in or pass through in the mornings and evenings. Also, the small road that serves 25B Frognal and will serve the proposed new dwellings currently has a blind exit onto the pavement on Frognal and is dangerous for pedestrians as cars have to cross the pavement before they can see anything. This junction will only become more dangerous the more dwellings it serves. This must not be allowed. One of the main attractions of the area is that it is protected, and still has a bit of green breathing space between houses. Allowing unnecessary buildings in back gardens for commercial gain would be damaging for the area and all the neighbours. Just say no.
2015/6218/P	Kitamura	Flat6 29 Arkwright Road	30/12/2015 10:42:52	COMMNT	I am a resident of 29 Arkwright road and have been struggling the noise and dust from renovations in this house more than one year. I hope to mitigate and reduce the noise and dust as much as possible under this construction.

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2015/6218/P	Peter Ibsen	flat 2 27 Arkwright Road	30/12/2015 14:31:58	OBJEMPER	To whom it may concern,

This is to lodge my absolute and full objection to any and all of the proposed new residential developments at the rear of 29 and 33 Arkwright Road, London, NW3 6BJ.

I own flat 2, 27 Arkwright Road and already experience an enormous amount of disruption/dirt/nuance/noise from 29 Arkwright Road throughout 2015, doing external work to the building and landscape. FYI, this work is still on going but has now moved inside the building were development of the garage and internal structures seems to be in full progress. I am not aware of any planning permissions being granted even for this work to be in progress and this in itself is daily causing all of the before mentioned complaints and weekly confrontations with the workmen now.

For any of the proposed application to be granted would be absolutely appalling! As you know, we are part of a very fragile Conservation Area, which all residents have been nurturing and respecting since its introduction. Not only would granting any of the proposed application totally undermine and disregard all of this work but cause an irreversible disruption to the whole area, its residents and wildlife on every level imaginable. Not only while the work would be in progress but (and even more worryingly) after as well, when the landscape, traffic, noise, etc, etc would be changed forever and for the much worse! Changes, disruptions and implications that would be COMPLETELY unacceptable for and unfairly forced upon anyone living here. It would devalue the area, our homes (literally) and everything connected with the Conservation Area. Something that just cannot be acceptable.

Of course, I am available for any further comments or opinions but hope the above sets out my total objection to any of the above application. With that, I truly hope the council will reject it in its entirety and any part or revised applications which may proceed. It has no place.

Thank you

Your's sincerely

Peter Ibsen

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2015/6218/P	Sunny Hillier	Flat 3 20 Thurlow Road London NW3 5PP	30/12/2015 23:41:39	OBJ	<p>We strongly oppose the planning application. Our principal objections are:</p> <ul style="list-style-type: none"> - The proposed applications will cause overcrowding in a conservation area that is already densely populated. - The developments will result in overlooking, noise pollution and loss of privacy which will blight the lives of many families in the area. Not just nearby private gardens will suffer significant overlooking, crucially a number of families will have their bed rooms, family rooms exposed to overlooking in close range. - Loss of trees and green space and negative impact to birds and wild life. This part of Hampstead will forever lose its attractiveness as trees and open space are destroyed to give way for residential buildings. The much increased residential density could be detrimental to a wide variety of birds and wild life, compromising local natural amenity, for which Hampstead is famous. - Traffic & emergency access. Traffics in the Arkwright /Frognaal area is already very congested. It poses high risk given the number of schools in the area. Increasing residential density will certainly lead to more traffic. What's more, it's already hard for vehicles from the small lane that links the proposed houses already found it hard to get onto the main road of Frognaal in rush hours, adding 3 more families will cause significant inconvenience for existing ones. Emergency access in this area is already inadequate, adding more homes to it will only exacerbate the situation.
2015/6218/P	Green	19 Frngal	26/12/2015 14:02:47	COMMNT	<p>NStrong objection the proposed will have a negative impact on Neighbourhood, Loss of green garden space/ and large proposed footprint and massing with large amount of hard landscaping contravenes Redfrog conservvaton statement.The proposed adds to the currently high risk of flooding on lower parts of Frognaal.The single storey garages and heights must be retained for any future development. please refuse</p>

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2015/6218/P	Jeremy Beynon	37-39 Arkwright Road London NW3 6BJ	31/12/2015 12:28:36	OBJ	<p>This is another example of an overzealous property developer who has filed a late planning application to build three houses at the bottom of two gardens. His application has clearly been timed to coincide with the Xmas and New Year holidays, when people are often away, and you the council have only allowed responses up to January 1st. based on your letter dated December 4th.</p> <p>Over the years I have seen the gradual erosion of valuable green space at the rear of Arkwright Road due to various building developments and new houses. The developer has gone to lengths to state his dubious green credentials and adherence to sustainable development, but it is quite clear that these properties are not aimed at desperate 1st time buyers, the local bobby, the nurse at the Royal Free or the fireman at West Hampstead - the very people we rely on and who are being forced out of our neighbourhoods. This is all about opportunism and attracting the highest resale values and rental incomes in an already crowded neighbourhood.</p> <p>I object to the development for several reasons, namely :-</p> <p>(1) Over the years the gradual loss of extremely valuable green space at the rear of Arkwright Road (Nos. 27 - 47) due to property developments. Dozens of flats overlook these gardens with numerous trees and valuable green space.</p> <p>(3) Loss of trees, for example two big and magnificent Weeping Willows were lost due to a single bungalow development. We now look down on to its ugly roof.</p> <p>(4) A very pretty, small, Swiss style chalet house with a steep sloping pitched roof and distinctive decorative bracketed eaves was recently demolished by developers, and in its place we now overlook a much bigger, faceless, totally square and featureless, ugly white modernist block.</p> <p>(5) The small, very quiet lane which runs behind our houses, accessed via Froggnal, will now attract traffic to the three proposed houses.</p> <p>(6) Already crowded, high density neighbourhood.</p> <p>(7) Application surreptitiously submitted in December, over the holiday period, with just three weeks for objections to be raised by January 1st.</p> <p>(8) Development does not address acute London housing shortage, and is targeted at the high end resale/rental market.</p> <p>(9) The development will encroach on what is already very small garden space. Existing garden space will be lost.</p> <p>(10) Garden sheds get built at the bottom of gardens - not houses!</p>

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					In the interests of all residents overlooking the lovely green space at the rear of Arkwright Road, this planning application should be declined.
2015/6218/P	Dilys Ward	Flat 3 23 Arkwright Road London NW3 6AA	31/12/2015 14:08:09	OBJ	<p>I object to this application.</p> <p>It is an overdevelopment in a Conservation Area which, if approved, would create a dangerous precedent.</p> <p>It is not an infill, along an established streetscape, providing much needed, reasonably priced, homes but, a destruction of green space for higher priced houses.</p> <p>Loss of gardens will be very damaging to well-established flora and fauna and, remove environmental benefits of ground water absorbtion.</p> <p>The proposed site is surrounded by roads which are regularly used by Emergency vehicles and are generally congested, already, at school run times AND when ARKWRIGHT ROAD is used as a main road. Think recent fire on Finchley Road when there was police management of the Arkwright/Frognal crossroads, for a time.</p> <p>Access, for Contractors' vehicles is on a narrow lane along which there is no possibility of parking. The entrance/exit, on to Frognal, is not obvious, and, there is no footpathpath, for pedestrians along the lane.</p> <p>Already one sees, occasionally, green recycling bins situated at the Frognal end of the lane. Does this mean that Recycling vehicles are not able to access it?</p> <p>Building of a earlier, smaller, property, replacing a residential property, along the lane, caused considerable congestion, in Frognal. with construction vehicles parked or trying to access the site.(Not forgetting the sometimes oderous Potaloos!) This impacted on the Arkwright/frognal crossroads.</p>
2015/6218/P	Malcolm Brahams	75 Hampstead Way London NW11 7LG	28/12/2015 10:23:03	OBJ	My wife and I own a flat at 37/39 Arkwright Rd. We are very concerned at the proposal and object to it. The view of the gardens to our own and the adjoining houses is an important amenity which has already been damaged by massive extensions to buildings in Arkwright Rd and should not be further damaged by this over-development
2015/6218/P	Malcolm Brahams	75 Hampstead Way London NW11 7LG	28/12/2015 10:23:02	OBJ	

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2015/6218/P	Malcolm Brahams	75 Hampstead Way London NW11 7LG	28/12/2015 10:22:40	OBJ	