

Josleen Chug
Case Officer
Planning Department
London Borough of Camden
2nd Floor
5 Pancras Square c/o Town Hall
Judd Street
London WC1H 9JE

By email: josleen.chug@camden.gov.uk

7th January 2016

Dear Josleen Chug,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING REFERENCE: 2015/6455/P
REPRESENTATIONS ON BEHALF OF THE FREEHOLDER
OF CANTERBURY MANSIONS, LYMINGTON ROAD, LONDON, NW6 1SE

We are instructed by our client, The Freeholders of the property known as Canterbury Mansions, Lymington Road, London, NW6 1SE ('Canterbury Mansions') to assess the impact of the planning application reference 2015/6455/P for the proposed development ('The Proposed Development') which is described as follows:-

The comprehensive redevelopment following demolition of all existing buildings to provide 164 self-contained residential dwellings (Class C3), 891sqm of flexible non-residential use (Class A-A3, D1, D2), 889sqm of employment floorspace (Class B1) and 63sq.m of community meeting space (Class D1) in buildings ranging from 3 to 7 storeys. New vehicular access from West End Lane and provision of 16 accessible car parking spaces. Provision of new public open space and widening of Potteries Path. Associated cycle parking and landscaping.

For the reasons expanded on below, we are of the opinion that the proposed development should take into account the following impacts upon the neighbouring building Canterbury Mansions.

- Impact of the proposed development on the levels of Daylight and Sunlight received by identified windows within Canterbury Mansions;
- Impact of the new archway for the servicing route for the proposed development on the amenity of residential units within Canterbury Mansions.

a) Impact on the levels of Daylight and Sunlight on Canterbury Mansions

Firstly, we request that due consideration is given to the impact of the proposed development on Canterbury Mansions in relation to Daylight and Sunlight. A number of the windows labelled as '166 to 174 West End Lane' (the window register has been reproduced at Appendix 1) within the submitted Daylight and Sunlight Report pursuant to application 2015/6455/P, already receive a low level of Daylight and

Sunlight and any reduction caused by the proposed development would have a significant impact on the sunlight levels received by the residents.

In particular, we are concerned with the impact of the level of sunlight being received into the Roof Lights (Windows number 101 and 102 of the Daylight and Sunlight Report) which service a residential basement apartment. We request that these impacts are minimised where possible to ensure the level of light received by the residents is protected.

b) Impact on the amenity of residential units within Canterbury Mansions

Secondly, we would like to raise concerns with the proposed archway which will provide access to the disabled parking for the development as well as access for both the residential and commercial servicing vehicles.



Proposed New Archway

We believe this new access will have a negative impact on the amenity of neighboring residential properties within Canterbury Mansion. In particular the amenity of Flat 8 Canterbury Mansions, Lymington Road, would be affected through increased noise from residential and commercial vehicle movement. We request that these impacts are mitigated as much as possible.

The NPPF (2012) at paragraph 60, requires that “...*planning polies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment*”. Therefore we request that all necessary steps are taken to address the concerns raised within this letter so that the proposed development accords with the paragraph 60 of the NPPF (2012).

We trust that our comments are of assistance and that the Council will give due consideration to the matters raised.

Yours sincerely,

[Redacted signature]

Stephanie O’Callaghan
For and on behalf of the Freeholders of Canterbury Mansions

Stephanie O’Callaghan
1 Canterbury Mansions, Lymington Road,
London NW6 1SE

Appendix 1



166 to 174 West end Lane



166 to 172 West end Lane



166 to 174 West end Lane



166 to 174 West end Lane