

95 Ravenshaw Street
London NW6 1NP

2nd January 2016

Camden Planning Department
Chief Planning Officer or Case Officer
Josleen Chug
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

Dear Planning Officer,

PLANNING APPLICATION REF 2015/6455/P

I wish to objection to this proposed development and call on the Chief planning Officer and the relevant Case Officer to recommend rejection to Camden Council.

This development is on a predominant site in the middle of our neighbourhood will be with us and our children and our grandchildren for years to come. It is a poorly designed, overcrowded scheme, intended to make quick money for the Council and the developer A2Dominion.

I raise the following issues

Heritage:

The plans are not in harmony with the existing character of the properties in the West End Green Conservation Area to the north. Camden Development Policies 2010-2025, Local Development Framework document, gives detailed policies that the council will use when determining applications for planning permission and states that -**"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."**

Design, Appearance & Materials

The proposed development is out of keeping with the character of the surrounding residential buildings and the existing environment. Nearby houses are three storeys high and the (allegedly) 8 storeys of 156 will tower over these - harming occupants light and privacy and their peaceful enjoyment of their properties.

The southern elevation of the front building (shown ion image on right above), curving around the corner off West End Lane was the subject of many strong objections throughout the pre-planning exhibition phase and we were told at least three times that it was not definitive or finalised. The

large, fortress-like expanse of brick, unbroken by any feature or window is exceptionally poor design and in such a prominent position that it dominates and overwhelms its surroundings. Perhaps the intention is to market as an advertising site- by the back door.

Traffic & Congestion

The proposed development includes a single private road as entry and exit to the site which residents and visitors will use as the sole access road. This is immediately behind the garden walls of adjoining Lyminster Road properties. The construction phase traffic and pollution will be difficult enough but an added security risk is also created with open access to the gardens and private properties of long-term residents in Lyminster Road.

The proposed road from West End Lane is on a dangerous narrow curve, unlike the current wide-open entrance and exit to the Travis Perkins site.

Infrastructure

The development will bring in a minimum of 400 new residents. There is insufficient infrastructure to support this number with the Ballymore development due to complete in June 2016. Camden, TFL and the utilities have all given little or no consideration to the social and environmental impact of so many developments in such a short space of time. No planning for extra healthcare services has been done.

The development will result in a substantial increase in parking demand, the growing pressure on public transport and pedestrian numbers in the space of two blocks around the interchange. The footfall on the underground, trains and buses – without including additional traffic from West Hampstead Square (196 flats)– is already at dangerously high peak levels.

Business

Travis Perkins is an established and successful local retail supplier and requested the opportunity to negotiate a space in the redevelopment. This would be in line with Camden's own planning policies CS8 and DP13. A2Dominion, the developer have refused to negotiate a return to the site for this long-standing and valuable business.

Community and Public Space

The development plan appears to be making a land grab for the Potteries Path and another path 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. If it is absorbed into the scheme as planned it will be lost to the community.

Neighbourhood Plan

The plans are in direct contravention of many of the democratically established policies outlined in the Neighbourhood Development Plan for this area. Please see their website for more information. - <http://www.nd>

General Issues

Now that the full horror the "Ballymore" development on West End lane is apparent to all West Hampstead Residents and Council Tax Payers, we cannot have yet another ugly, swat in the case, scheme within a few yards.

Also it raises the question of is this the best use of a Camden owned site. If it was used for all council or social housing, or even some tasteful low rise town houses, residents could support restrained development that is in the public and local interest.

Camden should go back to the "drawing board over the whole scheme.

I wish to register my very strong objection.

Yours sincerely

A black rectangular redaction box covering the signature of John Eastwood.

John Eastwood

96 Ravenshaw Street, NW6 1np

Comments Form

Name... CRISTIAN JUTER.....

Address... 12 LYMNINGTON ROAD, FLAT 2, NW6 1HY.....



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

I WANT TO EXPRESS MY OPPOSITION TO THE DEVELOPMENT BECAUSE IT WILL REALLY AFFECT THE QUALITY OF LIFE OF THE NEIGHBORHOOD. THERE ARE ALREADY TWO BIG DEVELOPMENTS IN THE AREA THAT WILL REALLY OVERLOAD THE LOCAL TRANSPORT LINKS AFFECTING PEDESTRIANS AND THE ALREADY CONGESTED TRAFFIC OF WESTEND LANE AND SURROUNDING STREETS (I.E. LYMNINGTON ROAD). THE PARKING OF THE SURROUNDING STREETS WILL REALLY SUFFER WITH THE ADDITIONAL INFLOW OF CARS. ALSO IF THE CONSTRUCTION GOES AHEAD THERE WILL BE MASSIVE TRAFFIC DISRUPTION IN ALL THE SURROUNDING STREETS, AND INDEED THE NOISE INCREASES.

Please continue on extra sheets if you wish

Comments Form

Name Levisa Brown

Address 42 Crediton Hill, London NW6 1HR



Planning application number 2015/006455/P Associated refs: EN09/0087; EN14/0517; EN14/101; EN14/1228; EN15/0089; EN15/0604

Planning application address London Borough of Camden, Development Management, London WC1H 8ND

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

I object to the application (please state reasons below)

Your comments

- ① In the plans, there is little access for disabled people.
- ② It has recently come to light that there will be a very substantial loss of sunlight for people living in nearby buildings that already exist.
- ③ The building of the new blocks will cause a very substantial noise nuisance.
- ④ The dust caused by the building work will substantially adversely affect asthmatics and on myself and children.
- ⑤ Traffic in West End Lane, which is already very badly affected by overcrowding, will be very adversely affected by the building work, and parking will be adversely affected by the increased number of cars in the area.
- ⑥ West Hampstead is already overcrowded, and with the increased number of people to come from new residents in the Ballymore Estate and 156, the overcrowding will considerably worsen. This will result in more traffic jams in West End Lane, more cars accelerating in rush hours, resulting in people walking on the road as there will be no room on the narrow pavements.
- ⑦ There are not enough retail outlets in West End Lane (for instance, only one butcher, one green grocer, no fishmonger, no DIY store) and the increase in people living in West Hampstead will exacerbate this problem.
- ⑧ The infrastructure in the area is very limited, for instance, there are at present no doctors' surgeries available for many who currently live in the area, let alone new ones yet to come. The lack of infrastructure will become critical if more people come to live in the area.

Please continue on extra sheets if you wish

Comments Form

Name..... DAWN BAKER

Address..... ST HARVARD COURT, HONEYBOURNE RD, NW6 1HN

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

I have two objections to this application. The first is the proposed height of the buildings, at seven stories these buildings will be higher than the majority of the buildings in West Hampstead. The majority of the tall buildings in the area are around five or six stories, these buildings will not fit in with the character of the area. The second objection is the large number of flats proposed (164). There are a number of blocks of flats being built in West Hampstead which are yet to be populated, this increase in population to the area is not supported by an increase in infrastructure. Local transport is already overcrowded, and doctors, dentists and schools, etc, are oversubscribed.

Please continue on extra sheets if you wish

The local amenities cannot support this fast growth in population to the area.