

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/7204/P	James King	33 Kingsgate House 2-8 Kingsgate Place Kilburn NW6 4TA	08/02/2016 23:33:35	COMNOT	<p>We wish to register our surprise and disappointment that Camden Council is putting forward substantial changes to its own proposals, three years after planning approval was granted for this site.</p> <p>It is now at least eight years since the Council started to discuss regeneration of the Abbey Area. Yet we understand that the development works are not due to be completed until autumn 2022, implying a further six and a half years of planning blight for local residents. This raises serious questions about the Council's (mis)management of this project. Millions have already been spent on consultants and developers, without any new homes or community buildings having been built.</p> <p>We have consistently supported what we understood to be the starting objectives of the project – to provide new social, intermediate and private housing; to upgrade the Belsize/Abbey junction for pedestrians and cyclists; to provide enhanced community and health centres; and to support the viability of local retailers and businesses. However, we have a number of specific concerns and questions about the project, including aspects of this latest set of proposals:</p> <ol style="list-style-type: none"> 1. Trees – We objected to the major cull of trees that the Council proposed in its 2013 application and we were relieved when members of the Development Control Committee registered their dissatisfaction about this at the time and urged a rethink. We are therefore disappointed to note that the Council is still proposing to remove 30 trees, particularly given that it has presumably spent taxpayer money on an Arboricultural Impact Assessment, which appears to recommend the lesser loss of 22 trees. 2. Refuse collection – Local residents have raised concerns about the proposed arrangements for refuse collection. Removing the service roads for Snowman and Casterbridge, and introducing kerbside rubbish collection, creates the potential for debris being left on Abbey Road and Belsize Road, and in the vicinity of the tower blocks. This could degrade the local environment and create health/safety risks. 3. Health service/community centre buildings – The revised locations for the new community centre and health service buildings could have a substantive impact upon residents living in Abbey Road and Belsize Road (e.g. the introduction of an access road to the new car park very close to homes on the north side of Belsize Road). It is not clear if the Council has adequately engaged with these residents in developing these new proposals. We also highlight the importance of taking a strategic approach to the development of these new buildings to ensure they are viable and sustainable. For example, we are concerned by the absence of a reassurance that Camden NHS is fully committed to commissioning GP services at the new building. We also note that the Council is currently making major changes to the funding arrangements for Camden's voluntary and community sector, so we urge the Council to ensure a joined-up approach, by funding services within any new building that gets planning approval. 4. Leaseholder charges – The Council should make clear whether any of its planning proposals (e.g. remodelling the open space) could increase the exposure of leaseholders living in Casterbridge and Snowman to additional annual service charges (which are already high in Camden). This is important information for residents in considering whether they wish to comment on an extensive and complex set

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of planning documents.

5. Housing – We wish to reiterate our opposition to this major development yielding so few new ‘part rent, part buy’ or shared ownership housing options. This is despite the Council having commissioned an expensive report on equalities in 2013 which acknowledged this as a major area of need for Camden residents. It is a missed opportunity to offer young people and families who currently have tenancies in Kilburn and West Hampstead some hope of getting on the housing ladder in our area.

James King/Janet Grauberg
Kilburn Liberal Democrats
