

Gentet, Matthias

From: Carr, Seonaid
Sent: 13 June 2016 09:47
To: Planning
Subject: FW: 2016/2910/P: objection

Can this be logged as an objection to the above application.

Seonaid Carr
Principal Planning Officer

Telephone: 020 7974 2766



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From: Redington Froggnal [mailto:████████████████████]
Sent: 12 June 2016 01:05
To: Carr, Seonaid
Subject: 2016/2910/P: objection

Dear Ms Carr,

Representatives from Redington Froggnal Neighbourhood Forum, Redington Froggnal Association and Hampstead Conservation Area Advisory Committee attended two pre-application meetings relating to this proposal.

We had severe reservations over the impact of a 7 to 10-storey block on the setting of the setting of the eastern side of Finchley Road and on Arkwright Mansions (204 Finchley Road), an outstanding example of richly-detailed mansion flats, which date from 1897-99. We considered that a building of this height would be over-bearing and over dominant. It has also been found to visible from Arkwright Road and will impact negatively on westerly views from the Redington Froggnal Conservation Area.

The daylight assessment notes that the proposed block would fail to meet the Building Research Establishment's standard for the Vertical Sky Component [VSC] assessment (the percentage of the total sky that can provide direct light to the centre of the face of the window when neighbouring obstructions are taken into account) for part of Arkwright Mansions and also for 315 Finchley Road.

We found the style of the proposed architecture to be out of keeping with the street's heritage and status as an elegant residential boulevard, featuring Edwardian Dutch-style residential mansion blocks. We considered that the design will produce a dark and gloomy effect on Finchley Road. The excessive height, moreover, will produce a canyon effect to Finchley Road, exacerbating already very high / illegal air pollution levels.

We also note that the proposed height is contrary to the Policies 2 and B5 of the Fortune Green and West Hampstead Neighbourhood Plan.

Kind regards,

Nancy Mayo

Secretary

Redington Frogmal Conservation Neighbourhood Forum

<https://rfforum.wordpress.com>

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM