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London Borough of Camden
Planning and Built Environment
Planning Applications

Wednesday, June 29, 2016

CONCERNING:

156 West End Lane
Planning Application no. 2015/6455/P

OBJECTION: Material Planning Consideration: Overshadowing and Loss of Sunlight

This letter follows and is additional to my previous letter dated Monday June 27 2016

Application Documents referred to:

1. **"Design and Access Statement "** page 20 - 2.6. Orientation & Daylight/Sunlight
I reiterate, in full, the comments in my previous letter.
2. **"REVISED Daylight and Sunlight (Neighbouring Properties) June 2016 156 West End Lane-
Planning Submission-BRE"** Prepared by Right of Light Consulting, Chartered Surveyors
(Address given on document), Appendix 4: OVERSHADOWING IMAGES OF AMENITY AREAS.
Specifically: images on pages 104-109: Shadow Analyses, existing and proposed, as on 21 March and
21 June, and 21 December
I reiterate, in full, the comments in my previous letter.
3. **156 West End Lane-Planning Submission-Revised BRE Daylight and Sunlight (Within
Development)** Prepared by Right of Light Consulting, Chartered Surveyors (Address given on
document), Appendix 4: OVERSHADOWING TO GARDENS AND OPEN SPACES

COMMENTS:

- This document was added to the application following my previous letter dated Monday June 27 2016.
- I query the admissibility of adding to/altering the submitted documentation after the application has been made and published.
- In the document referred to above as no. 2, the title "Appendix 4: OVERSHADOWING IMAGES OF AMENITY AREAS" has been replaced with "Appendix 4: OVERSHADOWING TO GARDENS AND OPEN SPACES" and the overshadowing diagrams that previous appeared on pages 104-109 have now been deleted.
- Therefore in this document there is now **no information whatever** that would comprehensively describe the overshadowing to gardens and open spaces.
- In my opinion therefore, the information as now submitted, and which I characterised, as it was, in my previous letter, as wholly inaccurate and misleading is now, for the same reason, even more unsatisfactory and now **wholly insufficient** for any proper assessment of the effects of sunlight and shadowing at all times throughout the year.

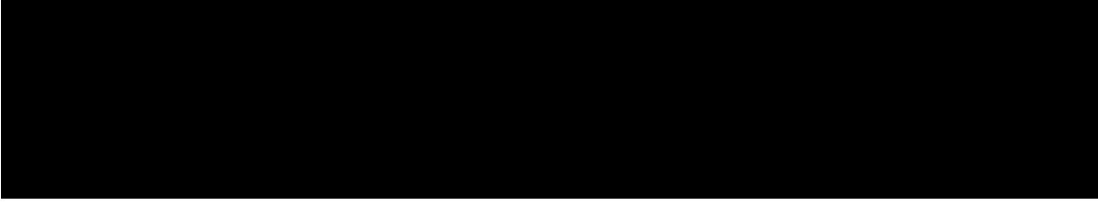
ADDENDUM TO PREVIOUS STATEMENT OF OBJECTION

In my opinion, for the reasons given here and in my previous letter **the submitted documentation on Daylight and Sunlight Analysis, as amended and added to the application following my previous letter, is wholly insufficient and as such would be open to legal challenge.** I therefore reiterate, as per my previous letter, that that this application be deferred until comprehensive daylight and sunlight documentation has been submitted and put out for public consultation.

I further invite the Applicant to **desist henceforth** from adding to or modifying the documentation included in the Application.

Yours sincerely

Thomas Muirhead



Dear Sirs,

I am a long-standing resident of West Hampstead.

I also happen to have a practical understanding of commercial real estate.

When I read about the plan to convert offices into residential at 156 West End Lane, I was both surprised and disappointed - this is a prime office site in an area which over the years has been deprived of good quality office stock. The transport links are excellent, a more suburban office location is in keeping with the increasing shift of offices outside of the City centre for a multitude of reasons (such as ever increasing rents and rates in central locations, the availability of robust IT infrastructure and an emphasis on work / life balance in the work-place) and the introduction of office workers to the area will give a much needed boost to the Monday - Friday trade on West End Lane.

Since these residential plans were submitted, we have had multiple residential developments in the area, all without local infrastructure improvements (doctors, schools, etc). In fact, I believe that the area is already grossly over-developed from a residential perspective so justifying another development is greed over need.

Therefore, on all the grounds above, I strongly object to this proposed residential development.

To me, an office development (possibly retaining a ground floor retail element) would be the most natural next use for this site:

1. The fabric of the building would be maintained - good for the environment and the build timetable (shorter so less disruption)
2. It would be a refurbishment rather than a development - again, as above
3. I would anticipate tenant demand to be high to over-subscribed, subject to pricing and the finished product - good for the High Street and Camden Council re rates and taxes. Further, in partnership with a good quality commercial real estate owner / developer, this level of demand will be quantified as part of the planning process, possibly even resulting in agreements for lease before the development is concluded, thus de-risking it from everyone's perspective.

In summary, I strongly oppose the proposed residential scheme and instead would support the pursuit of these commercial real estate options as a matter of priority.

Yours faithfully

Louis Ditz