

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3314/P	Ursula Brown	89 Woodhall Robert Street London NW1 3JT	02/07/2016 21:08:59	OBJ	<p>1. I object to the proposed demolition of the National Temperance Hospital on the following grounds:</p> <p>i) the National Temperance Hospital is a valued local landmark. Although it has been allowed to become dilapidated, any development of the site should, as a minimum, preserve the facade.</p> <p>ii) The legality of the proposed demolition in advance has been challenged and no work should commence before this is established.</p> <p>iii) Whatever the outcome of the legal challenge, it would be prudent to defer demolition until after Royal Assent, with the possibility of avoiding negative impacts on local residents and the unnecessary loss of a local landmark.</p> <p>iv) Any demolition on the site should await completion of building works on the corner of Robert Street/Hampstead Road. Coincidence of the two works in close proximity would create severe impacts on local residents.</p> <p>LBC should therefore refuse permission to demolish the National Temperance Hospital at this time.</p> <p>2. Should the demolition go ahead, the following concerns need to be addressed:</p> <p>i) The proposed reduction of lane width in Hampstead Road, together with lorries turning right into the site opposite Robert Street, is likely to result in severe congestion along Hampstead Road, contribute to air pollution, and increase the risk of accidents at this junction. This would be further aggravated by construction traffic related to the two construction sites on Robert Street and two on Vardell Street. It is of particular concern that there is no intention to limit traffic at the end of the school day when there are large numbers of school children on Hampstead Road and Robert Street.</p> <p>ii) The proposal would prevent access to St James Gardens for residents in West Euston for an extended period of time.</p> <p>iii) It is proposed that repairs/maintenance would be carried out on Saturday afternoons and all day on Sundays. This would give residents no respite from the works. Repairs/maintenance should be restricted to core hours.</p> <p>iv) Dust: There is no mention of where AQ monitoring will take place. This needs to extend to local properties and along the traffic routes. The dust check list states that a dust management plan is "not necessary". This is essential. It also states that "regular dust soiling checks of buildings within 100m of the site boundary and cleaning if necessary" will be carried out "if necessary". This must be insisted on.</p> <p>v) Noise: Sensitive receptors are identified at The Tarns, Vardell Street and replacement housing, Robert Street. The Surma Centre and Woodhall are likely to be equally affected and should be added for monitoring and mitigation.</p>

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vi) Engagement: "No further action" is proposed re concerns raised at the event on 12/5/16. These are real concerns which have not been addressed in the application and further action is necessary.
