

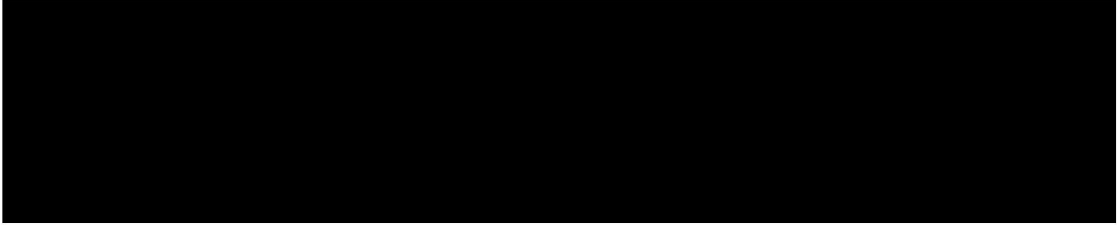


I strongly object to this planning application and request that the application be refused on the following grounds:

- **Overbearing nature of proposal** – buildings are too high at eastern elevation, there is no transition from main road down in height along residential aspect.
- **The layout and configuration** is poorly planned, there is an unacceptable segregation and difference in amenity between affordable and private provision- this is something the new London Mayor Sadiq Khan has promised to ban.
- **The density and design** of the site is bulky and crowded.
- There is a seriously detrimental **overshadowing of surrounding** homes & gardens on Lymington Road, open spaces and public play area.
  - Loss of sunlight and Daylight– although the Sunlight/Daylight analysis provided is inadequate and misleading a number of properties will experience 10-15% less light. The analysis should be revised & resubmitted before planning is granted.
  - The obstructive design of the sight along the northern elevation will lead to loss of outlook and privacy detrimental to residential amenity.
- Negative effect on **Conservation Areas** (e.g. West End Green Conservation Area, South Hampstead Conservation Area)
- **Access and highways considerations**
  - Proposed means of access is inappropriate and dangerous. The access road is sited in the wrong place to exit out onto West End Lane efficiently and without causing harm to road and foot traffic and runs behind the Lymington Road back gardens- causing a noise and pollution nuisance.
  - Road safety
  - Pedestrian safety
- **Deficiencies in physical infrastructure**
  - Public transport
  - Public amenity
  - Public drainage
  - Water systems
- **Deficiencies in social facilities**
  - School places,
  - Health service provision
  - Provision of other social services

Thanks

Richard Hague  
NW6 2AA



As a very longstanding resident of West Hampstead, I strongly object to this planning application and request that the application be refused on the following grounds:

- The proposed design for the new buildings, is unnecessarily large and bulky and it is definitely not in keeping with the surrounding area or the general look of West Hampstead. It doesn't match the buildings that are already there. Too many buildings, that do not comply with the NDF's recommendations or Camden's own policies, are being built in the area, destroy the original feel of our "village" and go against all the reasons we loved West Hampstead and moved there in the first place. Our area is being destroyed by overdevelopment.
- The current proposed height of the buildings, make me worry about excessive overshadowing of the properties in the surrounding area, especially in Lymington Road, and the children's play area. It will lead to major loss of light which is completely unacceptable. People are entitled to expect a decent level of light in their own homes and gardens. They should not have their health affected by the lack of vitamin D that will follow from not having enough light/sunlight coming into their properties. They have bought or rented properties in a pleasant and leafy area, with great aspects and views. All of a sudden, this is removed from them and A2 Dominion and Camden Council are just trying to run roughshod over the wishes and rights of the community. Camden Council should be protecting its residents from these unethical practices. A new analysis of the overshadowing and loss of light needs to be provided without further delay (and before this application goes to a Planning Committee) by A2 Dominion as the last one that was issued was completely inadequate and misleading..
- By choosing to implant yet another huge development in an already overburdened area, I feel that not enough thought has gone into updating local utilities (gas, electricity, water) modernising and bringing West Hampstead underground station up to a decent standard where it will be "fit for purpose. The area is also now in need of new GP and dental surgeries. We already have to wait much too long for non-urgent appointments at our GPs. At the moment the station is already overextended with dangerous overcrowding, people spilling out onto the pavement and street, queues on the stairs and a major lack of amenities, such as a lift or escalators. Discussions need to be started with TFL and pressure put upon them to upgrade the station. Discussions need to be entered in with the various utilities providers and they need to be made aware of this new influx of people and the demands that will be made on the current supply.

Please consider these very serious objections and refuse planning permission for this proposed build.

I would be grateful for an acknowledgement of receipt of these objections and to be advised of the outcome of this application. Please send to [REDACTED] or to my home address mentioned below.

Kind regards

Pauline Atlas  
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London NW6 2AA