

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3512/P	Michael Thorp	47 Clevedon Mansions Lissenden Gardens London NW5 1QP	24/07/2016 10:03:26	COMMLET TER	Sunday 24th July 2016  Gideon Whittingham Senior Planning Officer (East Area Team) London Borough of Camden 2nd Floor, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE

Dear Mr Whittingham

Comment on Planning Application – 2016/3512/P  
(Parliament Hill School, William Ellis School & La Swap Sixth Form Highgate Road NW5 1RN)

I am writing on behalf of the special working group that has been established by the Lissenden Gardens Tenants Association. The members of the working group (listed below) are a cross-section of individuals who live at the northern end of the Lissenden Gardens Estate. Their proximity to the school means that they will be most impacted by the planning application. This letter represents the views of the Working Group and our canvassed neighbours.

We support the proposed reduction in the size of the Ribbon Building and the proposed increase in the distance between the Ribbon Building and Clevedon Mansions. Thank you for representing our concerns on this point.

We do continue to have the following concerns about the proposal which we ask to Camden and/or the applicant to address:

- We object to the replacement of the copper cladding to the Ribbon Building with copper coloured aluminium. We have been advised by an architect that this will have a negative impact on the appearance of the building, particularly as the cladding weathers. While this may not be a concern for the applicant as the back of the building will be less visible to the school population, this part of the building will be the “face” of the school for the hundreds of inhabitants of Lissenden Gardens. The purpose of the renovation is to open up the school to the Heath, but this cannot be done at the expense of the residents through the creation of an unsightly aluminium wall that will face our homes for generations.

It should not be forgotten that the original application was passed on the grounds of the providing a high quality and durable aesthetic design due the very close vicinity to a residential area. It is our view that the change on the cladding materials completely contravenes the criteria upon which the origin application was granted and that the change of materials requires urgent review in light of this and our objection.

As a minimum we request that further details are provided in relation to the proposed changes to the

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cladding, in particular:

- Materials
- Coating
- Durability/weather resistance
- Maintenance plans to ensure that the cladding is maintained correctly to ensure a continued high quality appearance.

We also request that a sample of the cladding is provided for consultation.

- We would like further information on the proposed privacy screens for the windows of the Ribbon Building. We have received conflicting information about the size and effectiveness of these privacy screens so are concerned about diminished privacy in our homes.

We also request that a sample of the screening is provided for consultation.

- Further to our discussions with the project team on [date], we ask that Camden require a green screen to be added to the rear gym wall facing Clevedon Mansions 32-51. The plans already contemplate a green screen for the gym wall facing Clevedon Mansions 1-21. The same privacy rationale should apply here.
- Once construction is underway and the footprint of the new Ribbon Building and gym are in place, and prior to commencing landscaping, we request that the landscaping and green screening proposals are reviewed in full consultation with the Lissenden Gardens Tenants Association at this stage. This will allow all parties to fully visualise the effectiveness and suitability of proposed landscaping/screening and provide an opportunity to propose changes where needed.
- We would ask that the light study undertaken as part of the initial application be updated to take into account the proposed changes to the Ribbon Building. As you are aware, the lower floors of Clevedon Mansions will suffer light reduction as a result of the new building. We would like to understand whether the proposed changes will have a significant ameliorative effect. In addition to the above, we also have the following requests that relate to the construction and usage of the new facilities:
- Many residents have expressed concerns about construction noise. We would ask that Camden take all reasonable steps to ensure that the residents' right to the enjoyment of their homes is respected as much as possible, particularly on evenings and weekends.
- Further, we ask that the applicant meet with representatives of the Lissenden Gardens Tenants Association as soon as possible to discuss the timing and phases of the construction (including the start of demolition, start of construction and proposed working hours). To date, this information has not been forthcoming.

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• To ensure that communications amongst all stakeholders is improved, we ask that the applicant be required to hold monthly meetings with representatives of the Lissenden Gardens Tenants Association. Regular meetings would ensure that the concerns of the applicant's neighbours are raised and addressed promptly. In turn, the Tenants' Association can assist the applicant and the construction team to disseminate information to those who will be most impacted by the construction.

• Due to the close proximity of the new Ribbon Building to residential buildings we request that Camden and the applicant provide assurances that upon completion, the classrooms directly adjacent to Clevedon Mansions are not occupied or used during the evening or at the weekend for any purpose.

Thank you and best regards,

Michael Thorp

Working Group

Members

Clevedon Mansions & Parliament Hill Mansions

Elizabeth Block

John Crouch

Neil Keddie

Claire Manifold

Jennifer Maxwell

Manya McClew

Michael Thorp

Lynne Watton

Jennifer West

St. John Wright

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