

[REDACTED]

From: Vicki Bick [REDACTED]
Sent: 27 July 2016 11:37
To: Planning
Subject: Planning Application 2015/6455/P

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

My address : 5 Lymington Road

London NW6 1HX

TO : David Glasgow , 5562, Planning Officer 27.7.16

Camden Planning Officers,

Councillors, London Borough of Camden.

Dear Councillors,

This is a slightly updated version of a letter sent last year to the Fortune Green ward councillors, tweaked to about the same extent as the revised planning application for 156 West End Lane by the developers anxious to grab that site. Their proposed revision has done hardly anything to alter my objections, but I understand that I must also resubmit them in the hope that Camden planners will listen.

I live on the north side of Lymington Road, in the third private house from West End Lane.

I grew up and have lived in West Hampstead most of my life; indeed, my parents built their own house in 1954 on a bomb site in Fortune Green Road and lived there happily for many years. West Hampstead always seemed to evolve, for the better, adapting to modern life and absorbing a rich mix of residents, culture and facilities.

Now suddenly we are threatened by greedy developers anxious to make a killing and brutally change the make up of the area, despite us having previously felt safe from such drastic change by the fact we were in a conservation area, with set and well-defined rules.

Whoever thought that it would be our own local authority who are set to ditch any such principles and sell off their own land for profit, obviously with a built-in guarantee that the developers will be allowed to do what they like with the site-otherwise they would not buy it.

I'm sure others will speak up for Travis Perkins – a well managed, established business causing no harm to anyone and working well in that site for years.

My main objections, apart from the fact that the site could work well as a much needed school and G.P. Facility with all the new residents moving in to West Hampstead Square soon are :

1. The mammoth size – - now 6/ 7 with less on the eastern side, I hear, floors towering over Lymington Road, West End Lane and to some extent Crediton Hill is just preposterously out of proportion to anything in the area.

I have been looking at 8 floor buildings in other areas, e.g. the old mansion blocks in Maida Vale and St Johns Wood, and trying to imagine them looming up behind Lymington Road. Even with the proposed “ step “ design of tiers, this will be very ugly and seem threatening, robbing those of us nearby of light all round.

2. The proposed service road for the shop units (... and what else ?? this has not been made clear – is it to be for all servicing of the flats, i.e. rubbish collection, workmen, boilers/ aircon work). This is planned to be a new entry point from West End Lane (probably dangerously near to the junction of W.E.Lane and Sumatra Road) , with a lorry bay (for how many ??) more or less opposite the back gardens of 4- 6 Lymington Road.

WHY on earth should the noise from arriving and departing vehicles be added to the woes of those of us living on Lymington Road. The constant noise of lorries and vans manouvering in a tight space with their beeping warning noises would be a constant irritation and disturbance of the right to quiet enjoyment of any of the residents at that end of Lymington Road, both north and south of the road. Plus the pollution from their engines. The current road by the side of the railway is the obvious place to have a road, where people already expect noise and usually accept that if they live in a flat overlooking the railway, there will be some noise. Also exhaust and pollution should be whisked away by the movement of frequent trains.

When I asked one of the PR reps at the opening “ consultation” meeting why they were not going to keep the road there, he said : “ Because we were told this would be dangerous”

The length of time it has been a road without incident proves this to be a fallacy, or a lie.

As our elected councillors I dearly hope that you will take these points into consideration and act for your electors, - be brave and act honourably , not just accepting deals done behind closed doors which although making much needed money for the Borough are ultimately serving the

powerful developers and the interests of their bosses and shareholders, rather than the community which makes West Hampstead and the Borough what it is.

Yours sincerely,

Linda V Bick

ADDITIONAL POINT :

Re 'service road', which the developers prefer to call the "wheelchair route", to make it sound more of a community service project -

the proposed location is just a couple of metres from the junction with Sumatra Road, and about 3 metres from the junction with Lymington Road. Therefore I think that even the authorities in charge of road/traffic planning would deny that it would be a safe place to add another road access point. The current one, opposite Thameslink, is a much better site for road access from all aspects, including convenience and safety.