



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

Firstly I have been very impressed with the public spaces Camden has created e.g. the Swiss Cottage Library.

So I'm hopeful that a people-centred solution will be found.

I agree with my neighbours, so I have repeated objections in full below.

In addition community depends on shared spaces that 'feel' shared and are shared.

Changing the scale of West End Lane will destroy what makes WH work.

Kilburn High Road doesn't feel safe. The street isn't about the people who live there.

Whereas WH is.

Compare the skyline...

Also West End Lane still has small shops. It's friendly and personal.

Happy people that feel confident in their locality are more likely to be healthy people - so there is a cost to destroying what is a successful shared space.

I repeat Save WH's objections / the proposal threatens to:

Destroy amenity through unacceptable levels of overshadowing of the existing public spaces that include Crown Close Designated Open Space and the children's play areas.

Endanger public safety by featuring a concealed 'blind' access road joining a bend on West End Lane, close to two other junctions on an already over-congested road, from which exiting vehicles would have no visibility of pedestrian and vehicular traffic.

Impose massive over-intensive over-development with 163 'units' instead of the original 164, including an additional private sale unit, two fewer so-called 'affordable' units, while 'affordable' housing falls short of 50% requirement.

Offer almost half of the 'affordable' units as "shared ownership" when the developer was explicitly instructed by Camden planners that shared ownership is not a viable option. Additionally, both Phil Jones, Cabinet Member for Regeneration, Transport & Planning, and Theo Blackwell, Cabinet Member for Finance, have stated publicly that "shared ownership is a pricey and unattractive model which needs to be replaced". Fail to incorporate appropriate transition in scale and massing to south and east as required by Camden; the proposal maintains the originally proposed seven-storey blocks

Eradicate over 8,000 square metres of employment floorspace, over 5,000 of which has provided stable, long-term employment for almost forty years.

Impose another large supermarket across the ground floor retail units, thereby magnifying the already existing problems with supermarket deliveries and their impact on traffic, congestion and amenity.

Irrevocably damage the West End Green Conservation Area.

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