

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5031/P	James Coogan	27 Sycamore Court Bransdale Close London NW6 4QJ	04/10/2016 19:40:49	OBJ	<p>The proposed development is an improvement on the 2 previous applications but from Sycamore Court residents point of view there are still some outstanding issues which need bringing to your attention.</p> <p>Sycamore Court is a "Sheltered Housing" unit of 32 properties plus a community hall.</p> <p>Most of the residents have medical issues and many are asthmatic so air pollution is a major issue of concern.</p> <p>Sycamore Court is one of a very few Council owned properties that still has single glazing so noise pollution is a serious area of concern for residents in relation to this development.</p> <p>I understand that Sycamore Court is due a glazing upgrade in the 2017 - 2018 budget.</p> <p>It would be of great assurance to the residents of Sycamore Court if this upgrade was completed before any noisy work commenced on this site.</p> <p>Parking pressure is high in the immediate area of the proposed development especially at night & weekends when there are no parking restrictions.</p> <p>Although it is noted in the planning restrictions that future residents will not be allowed to get parking permits this does not however bar them from parking in the area in the evenings or at weekends. The potential car users in such a development could be 9 cars. At present there is already an issue with unauthorised parking by both residents and non residents on the Kilburn Vale Estate.</p> <p>Very few residents of Sycamore Court have cars but are seriously disadvantaged due to their personal mobility issues by the lack of suitable parking for those who would visit them.</p> <p>We used to have a "Visitors Parking" on West End lane but that space was rented out to a private individual for a number of years without any resident consultation and has not been used for any parking for some years. Access gate is locked.</p> <p>The primary grounds for objection are as follows -</p> <p>House No. 3</p> <p>Details of stairwell window {facing north} - it is not clear in the plans if this window is clear/opaque/rippled or whether it opens or not.</p> <p>Removal of Demolition Rubble.</p> <p>It is not clear in the application if the rubble from the demolition of the garages and concrete forecourt will be processed (crushed on site) or taken away to be processed elsewhere. This is important as if it is to be processed on site the resultant noise & dust will be much worse.</p>

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Subsidence

Why is there no question on the application form about "SUBSIDENCE" -
There is a lot of evidence of subsidence on and in the immediate area of the site - There is no report on how this development may affect adjoining properties.

The subsidence in the area is a matter of local concern and has consistently got worse over many years. To my knowledge its source has never been determined.

Contamination

Some years ago Thames Water had to re - lay pipes on West End Lane adjacent to the site. We were informed at the time that this was due to some form of contamination that affected the original plastic pipes that were laid.

Flooding

For the record in the "70s there was a "Freak" flood in the immediate area due to a blockage in the plumbing for the Kilburn river which flows below West End Lane.

Deliveries

Information in relation to out of hours deliveries is vague and it would be a serious matter of concern for residents if there were deliveries before 8am but less so for the occasional delivery between 6pm - 8pm

BBQ"s

BBQ"s are another area of concern for residents with breathing difficulties and it may be prudent to have something in the leases to prevent them.

The outdoor spaces are very small and their close proximity to the houses on MUTRIX ROAD may also present a fire hazard.
