

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6455/P	B.M.Shaughnessy	20 Kylemore Road NW6 2PT	26/10/2016 14:06:21	OBJ	Dear Sir/Madam, Re Planning Application for 156 West End Lane Ref: 2015/6455/P We are objecting once more to the application for the proposed development at 156 West End Lane. Ownership: As publicly owned land Camden been unable to seize the opportunity for making the best use of this asset for the community but, at least, the freehold interest in the site and Potteries Path should be retained- as recommended by the Mayor's new guidance. Design: The application is for a piece of brutalist, modern architecture out of tune with the character of its prominent and highly visible position in West Hampstead. The changed roofline detail has made the design a great deal worse and the south corner, despite some new windows, remains unpleasantly bulky.. Scaling: The mass and height of the proposal still does not conform with traditional scaling between, West End Lane and the residential side street. This entirely breaches Camden Policy DP24 and will overshadow and adversely affect the nearby Conservation Area (Camden Policy DP25) as well as most of the nearby homes on Lymington Road. We have asked several times for the overshadowing survey to be audited as it is clearly unreliable. Employment: The eviction of Travis Perkins/Wickes, a significant local employers and local supplier will be an irretrievable loss to the local economy for West Hampstead and directly contravenes Camden Policy DP13. Replacing it with a too large unit further damages Camden's aim to protect and nurture small business and the 'village' of West Hampstead as only a large corporate retail could take on such a space.. Infrastructure: From the first Place Planning exercise until now, the community has been warning Council that infrastructure: schools, doctors' surgeries and the like are insufficient and this development will further overstretch existing resources. The poor record of disclosure and non-transparency of S106/CIL arrangements provide no reassurance that these strains and deficits in services are being or will be addressed realistically. Access: A single entry and exit road on the north side, is badly positioned and needs amendment by Camden. It creates a traffic hazard, causing acute congestion in West End Lane. It is not in any way sufficient for managing the likely volume of traffic generated by a 163 flat scheme plus retail units. Emergency services, retail / occupant deliveries and rubbish disposal will all also be severely compromised. . We ask you to reject this application and uphold both the letter and the spirit of the LB Camden planning policies which it breaches. B.M.Shaughnessy WHGARA