

Gentet, Matthias

From: [REDACTED]
Sent: 29 October 2016 14:35
To: Planning
Subject: Independent Daylight Sunlight Study Required for 156 West End Lane

Dear Planning

The Anstey Home independent review of Daylight and Sunlight figures is based on assumptions about lighting data provided by the developer. No technical data or modelling information has been provided by the developer in the year since the original application. This is a cause for great concern and results in no one being able to determine the true impact of the proposal.

I request your assistance in ensuring that Camden Council commission a fully independent Daylight and Sunlight study, complete with comprehensive Sunrise to Sunset 3D overshadowing modelling for the proposals submitted, such that it is possible to establish the true impact on neighbouring properties, public amenities and the Designated Open Space in Crown Close.

I also request that you help ensure no official public consultation on Application 2015/6455/P commences until such time as this fully independent Daylight and Sunlight study is made available.

Best wishes.
Leila hudson
24B Lymington Rd

Gentet, Matthias

From: [REDACTED]
Sent: 29 October 2016 14:55
To: Planning
Cc: tulip.siddiq.mp@parliament.uk; Pober, Angela (Councillor)
Subject: My Objections to Application 2015/6455/P

Dear Camden Planning

I am contacting you to lodge an official opposition to the new proposed development of 156 West End Lane, London, NW6 1SD.

I refer you to paragraphs 126 and 141 of the National Planning Policy Framework which must apply to all proposed developments. Paragraph 126 for example states:

“Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place”.

Having considered the policy in full I am of the view that no proper account has been taken of the policy.

Camden Council appears to be in breach of their own policies for the sake of revenue generation and at the cost of light and health & safety.

Having also examined the information and the new design proposals made available by the preferred supplier, I also submit the following further objections to the proposed development:

1. The “[West Hampstead: Shaping the Future](#)” plan for West Hampstead issued by Camden Council expressly sets out that the area is “well loved for its village feel” and that the Council commits to “enhancing the distinctive village character” and to provide “support for local business”. The proposed project is in breach of these commitments.
2. The proposed development is completely out of keeping with the character of the surrounding residential buildings. It completely disregards the environment around it and the character of other buildings. The houses in Lymington Road – for example – are three storeys high, the development in its existing form will tower over these properties blighting their light, use and enjoyment of their properties.
3. The height of the proposed development will still hugely overlook other buildings and significantly impact on residents’ right to light and privacy, the impact will be particularly severe over Lymington Road where residents will be overlooked when in their gardens and main living areas of their property.

4. The development company A2 has suggested that that “majority of rooms on the south side of Lymington Road are non main dwelling rooms”. This is a lie. The majority of the room are in fact main dwelling rooms which will have their own right to light hugely impacted
5. The proposed development includes a proposed private road for which it is envisaged residents of the proposed development will use as an access road. It is proposed the access is situated immediately behind the garden walls of the Lymington Road properties. The obvious consequence of this will be a substantial increase in dust, pollution, noise and damage to the general conservation area. The impact on the Lymington Road residents will be substantial but generally this increase in pollution will also have an impact on the wider population.
6. West Hampstead has benefited from an influx of young families, the population of children has steadily grown in recent times. The proposed development and its impact on the environment will be have a detrimental effect on the well-being of those in near and surrounding areas.
7. The proposed buildings themselves will have a considerably negative impact on the conservation area which the planned development adjoins.
8. The development proposes to house between 600 – 800 residents. There is simply insufficient infrastructure to support this number of additional residents into West Hampstead; there is already one development due to complete later this year, West Hampstead Square – the impact from this development is yet to be seen alongside other developments in Blackburn Road, Iverson Road, and Liddell Road. Camden Council are putting the lives of West Hampstead residents at risk due to the dangerously high levels of people. West Hampstead Square is going to have a very dangerous risk with regards to safety due to over crowding on he roads and pavements. With 156 as well you will be putting all residents at risk.
9. We respectfully submit insufficient consideration has been given to the environmental impact of so many developments in such a short space of time.
10. There is already insufficient parking capacity in the surrounding areas. This has been further reduced as and when JW3 host events. The burden on parking may in turn assist applicants wishing to convert front gardens into drives, thereby completing spoiling the entire area.
11. The development will result in a substantial increase in footfall in what are already overcrowded surrounding roads.
12. The footfall on the underground, trains and buses – without yet taking additional traffic from West Hampstead Square into account – is already at close to maximum level.
13. Another new development will shunt public transport levels on the tubes and trains to dangerously high levels, thereby putting public safety at risk.
14. The narrow pavements over the bridge between this proposed development and two stations is already heaving with pedestrians in the mornings and evenings.
15. We support the use of space for developmental purposes, but any proposed development must be viable and properly benefit the community.
16. The proposed blocks will overshadow and deprive of light the green space and children’s playground at the Lymington Road Estate, which is closest to the 156 West End Lane site, as well as to the homes and gardens on Lymington Road Estate.
17. The plans are also in direct contravention of the policies outlined in the Neighbourhood Development Plan for this area.

I would like to reiterate my absolute opposition to the proposal and expect all of my above points to be considered, addressed and responded to appropriately.

Your sincerely,

Leila Hudson

Leila Hudson
Resident of Lymington Road

[REDACTED]