

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6455/P	Kim	137	31/10/2016 07:29:23	PETITNOBJ E	<p>The very reason people want to move into West Hampstead is for its 'village feel' which has now been destroyed by all the developments....you are overloading the area..overcrowded pavements..overcrowded transport..overcrowded roads...school places? G.P.'s ? rubbish piled in the streets..and all this even before all the thousands of new people have moved into the new flats...</p> <p>No care about our well being, breathing space, community, mental well being, creaking infrastructure... West Hampstead is already dying before our eyes..the very reason people want to move here has been destroyed by your mass building policy which in the end will deter people from wanting to be here... SHAME on Camden planners...shortsighted, money driven, short termist, absolutely no interest or care about the local population or our wellbeing..</p> <p>Take our space, take our sunlight, take our wellbeing, cram rich people in where you can...destroy our community...this will be your legacy that you carry with you...THIS IS THE REALITY..</p>

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2015/6455/P	david futerman	12 hemstal road	30/10/2016 17:39:16	OBJ	<p>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.</p> <p>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..</p> <p>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.</p> <p>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 retailer could take on such a space..</p> <p>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.</p> <p>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. .</p> <p>This application breaches a significant number of Camden's own Planning and development rules and should be refused.</p>

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2015/6455/P	Leila Hudson	24b Lymington Road West Hampstead London NW6 1HY	29/10/2016 14:58:26	OBJ	<p>I am contacting you to lodge an official opposition to the new proposed development of 156 West End Lane, London, NW6 1SD.</p> <p>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:</p> <p>“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:</p> <ul style="list-style-type: none"> – 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”. <p>Having considered the policy in full I am of the view that no proper account has been taken of the policy.</p> <p>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.</p> <p>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:</p> <p>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.</p> <p>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.</p> <p>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</p>

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					<p>Road where residents will be overlooked when in their gardens and main living areas of their property. 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</p> <p>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.</p> <p>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.</p> <p>The proposed buildings themselves will have a considerably negative impact on the conservation area which the planned development adjoins.</p> <p>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.</p> <p>We respectfully submit insufficient consideration has been given to the environmental impact of so many developments in such a short space of time.</p> <p>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.</p> <p>The development will result in a substantial increase in footfall in what are already overcrowded surrounding roads.</p> <p>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.</p> <p>Another new development will shunt public transport levels on the tubes and trains to dangerously high levels, thereby putting public safety at risk.</p> <p>The narrow pavements over the bridge between this proposed development and two stations is already heaving with pedestrians in the mornings and evenings.</p> <p>We support the use of space for developmental purposes, but any proposed development must be viable and properly benefit the community.</p> <p>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.</p> <p>The plans are also in direct contravention of the policies outlined in the Neighbourhood Development Plan for this area.</p>

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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

2015/6455/P Simon Phillips 2 Gladys Road 30/10/2016 15:38:11 COMMNT

LONDON
nw6 2px

Camden have yet again spectacularly failed the people of West Hampstead by sponsoring yet another high rise planning application on west end lane. This is both unnecessary and demeaning to the area. There is every opportunity to create a lower and more sympathetic structure. There was a time the current red brick building was the ugliest building on west end lane. The new application makes it worse.

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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 retailed 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.

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