

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6455/P	Richard Ford	223c west end lane west Hampstead London NW6 1XJ	04/11/2016 12:11:33	OBJ	I object to the demolishing of 156 West End Lane as it will cause dust & noise and dislocation to traffic. The proposed building of seven stories will block my view & place my flat in permanent shade. I live directly opposite 156 WEL. I think the present building could be converted into social housing with out rebuilding. I don't see the reason for more coffee shops & "luxury flats In West hampstead
2015/6455/P	Margaret Philips	37 Dennington Park Road NW6 1BB	02/11/2016 16:02:15	COMMEM AIL	The density of units is too great, and exceeds current limits. Local infrastructure (GP surgeries, transport , etc) cannot cope with so many more people in the area. Light is already restricted by the other new blocks. Please, allow us long-time residents of the area some of the amenities we came here for originally!
2015/6455/P	Viviana Antinolfi	16 Fawley Road	07/11/2016 08:29:53	OBJ	Here my points: TRAFFIC : the traffic on West End Lane is already horrific and the are is not equipped to accomodate additional hundreds of people. The development near the tube station will already have a negative impact GREEN areas : West End lane is highly populated already and there are no parks/green within short distance. INFRASTRUCTURE: The current accessibility to transport is highly inadequate COMMUNITY: why is Camden not worried about building a sport centre/community centre instead. 1 in 5 of primary school kids are obese and this will create additional healthcare cost to the government. Building houses is not the only issue Camdem should address STREET CLEANING: the street in the area are not sufficiently clean, also due to the high density of people. The development will only worsen the problem

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2015/6455/P	Stefanie Hoffart	2 Lymington Road NW61HY NW61HY	03/11/2016 15:07:24	OBJ	<ol style="list-style-type: none"> 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 plans are not in keeping with the existing character of the properties in the West End Green Conservation Area. 4. The height of the proposed development will 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. 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 road between the Lymington properties and the proposed development is an obvious security risk. It will allow easier access to the gardens and properties of Lymington Road. 8. The proposed buildings themselves will have a considerably negative impact on the conservation area which the planned development adjoins. 9. 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. 10. We respectfully submit insufficient consideration has been given to the environmental impact of so many developments in such a short space of time. 11. 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. 12. The development will result in a substantial increase in footfall in what are already overcrowded surrounding roads. 13. 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. 14. Another new development will shunt public transport levels on the tubes and trains to dangerously high levels, thereby putting public safety at risk.

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					<p>15. 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>16. We support the use of space for developmental purposes, but any proposed development must be viable and properly benefit the community.</p> <p>17. Travis Perkins is a long-standing business and significant local employer on the existing site and welcomes any opportunity to negotiate a redevelopment of the adjacent former council offices for housing. This would be in line with Camden's own planning policies CS8 and DP13.</p> <p>18. The current lack of primary and secondary school places, along with the impact on GP services, of which there are fewer in the area, has not been properly examined or considered by this plan.</p> <p>19. The development plan appears to have dismantled two walls, one along Potteries Path and one currently at the end of Travis Perkins' yard which form the walls of the football pitch, currently the only recreational space available for young people in the area. No development plan should threaten or encroach upon this valuable public space.</p> <p>20. 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>21. The proposed project is located on the immediate border of a conservation area. A conservation area is defined in Section 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of "special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" and that the project is irreconcilable with the Council's duty to ensure such preservation.</p> <p>22. The plans are also in direct contravention of the policies outlined in the Neighbourhood Development Plan for this area.</p> <p>23. The proposed plans are opposed in their entirety by the combined forces of Save West Hampstead, Lymington Road Residents' Association, Crediton Hill Residents' Association, West Hampstead Gardens' & Residents' Association, the West End Green Conservation Area Advisory Committee and the Combined Residents' Associations of South Hampstead (CRASH).</p>

2015/6455/P	Stefanie Hoffart	2 Lymington Road NW61HY NW61HY	03/11/2016 15:09:56	COMMNT	
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2015/6455/P	Ms Griebel	2 Gladys road West Hampstead London NW6 2PX	02/11/2016 23:54:00	OBJ	<p>As this is publicly owned land ,the free hold at least should be held-see Mayors new guidance. The design is still very block based . It needs to be lower , broken up and less bulky . We already have some a very large modern building development . Large blocks of red brick , unbroken by detail .The side of the development along the side residential street is too high . This is in breach of Camdens own policy DP24 and will overshadow and blight the adjoining Conservation area -Camdens policy DP25.The will overshadow the homes along Lymington road . I am not convinced by the existing overshadowing surveys that are available and needs to be revisited. There needs to be a much more robust ,independent survey carried out.One of the biggest concerns is the access entry / exit . It is small , badly positioned and still needs to be amended by Camden . Having seen how large lorries/trucks , have to hold up traffic to enter the Ballymore site not far away .There has to be an entrance the size it has at the moment , so both drivers and pedestrians can see the hazards and as little congestion is caused by delivery trucks , rubbish lorries and emergency vehicle"s. Infrastructure in the area is right now insufficient in the area. We do not have enough doctors , dentists , school places at all ages , nurseries . The transport is in melt down , over crowded . West End Lane has all day slow moving traffic , blighted by large building developments. Our water pressure in the area is often low , we have constant burst mains . We have increasing brown outs with our electricity .Camden made no effort to address these issues before granting many very large developments in the area 4 years ago , consequently the area is now ravaged by lack of planning in the rush to cram as much badly thought out and designed buildings in the growth, Camden have forced many of our viable business out of the area . We need a mixed area of different types of trade catering of the various needs of the community . The eviction of Travis Perkins/ Wicks , is a loss of a significant local employer /supplier. Once again contravenes Camdens own policy DP13. We want small , diverse business in the area , not just the large ones who would take on the proposed 2 large units . Just on the few areas I have touched upon and the various breaches of Camdens own planning and development , this application should be refused.</p>
2015/6455/P	Richard Ford	223c west end lane west Hampstead London NW6 1XJ	04/11/2016 12:11:47	OBJ	<p>I object to the demolishing of 156 West End Lane as it will cause dust & noise and dislocation to traffic. The proposed building of seven stories will block my view & place my flat in permanent shade. I live directly opposite 156 WEL. I think the present building could be converted into social housing with out rebuilding. I don't see the reason for more coffee shops & "luxury flats In West hampstead</p>
2015/6455/P	Sam Taplin	35a Burrad Road	02/11/2016 14:04:12	OBJEMPER	<p>As a resident of West Hampstead / Fortune Green for over 12 years I am absolutely shocked at the short sighted over-development of the area with huge high density schemes. West End Lane is narrow and it's already choked with traffic lights and queues of traffic. It's also a over-run as a transport node. It simply CAN NOT handle another huge development and influx of residents. This apartment block would actually ruin the area - and I believe the over-crowding could become dangerous at rush hour. Please fully register my opposition to the is development. `Thank you.</p>

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2015/6455/P	Stefan Hoffart	2 Lymington Road NW61HY NW61HY	03/11/2016 15:10:50	OBJ	<ol style="list-style-type: none"> 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 plans are not in keeping with the existing character of the properties in the West End Green Conservation Area. 4. The height of the proposed development will 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. 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 road between the Lymington properties and the proposed development is an obvious security risk. It will allow easier access to the gardens and properties of Lymington Road. 8. The proposed buildings themselves will have a considerably negative impact on the conservation area which the planned development adjoins. 9. 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. 10. We respectfully submit insufficient consideration has been given to the environmental impact of so many developments in such a short space of time. 11. 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. 12. The development will result in a substantial increase in footfall in what are already overcrowded surrounding roads. 13. 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. 14. Another new development will shunt public transport levels on the tubes and trains to dangerously high levels, thereby putting public safety at risk.

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