

95 Ravenshaw Street
London NW6 1NP

7th november 2016

Camden Planning Department
Chief Planning Officer or Case Officer
David Glasgow
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

Dear Planning Officer,

PLANNING APPLICATION REF 2015 6455 P

I wish to objection to this proposed development and call on the Chief planning Officer and the relevant Case Officer to recommend rejection to Camden Council

This development is on a predominant site in the middle of our neighbourhood will be with us and our children and our grandchildren for years to come. It is a poorly designed, overcrowded scheme, intended to make quick money for the Council and the developer A2Dominion.

I raised the following issues in a previous objection and I do not feel they have been resolved

Heritage:

The plans are not in harmony with the existing character of the properties in the West End Green Conservation Area to the north. Camden Development Policies 2010-2025, Local Development Framework document, gives detailed policies that the council will use when determining applications for planning permission and states that -**"The Council will therefore not permit development in locations outside conservation areas that it considers would cause harm to the character, appearance or setting of such an area."**

Design, Appearance & Materials

The proposed development is out of keeping with the character of the surrounding residential buildings and the existing environment. Nearby houses are three storeys high and the (allegedly) 8 storeys of 156 will tower over these - harming occupants light and privacy and their peaceful enjoyment of their properties.

The southern elevation of the front building (shown in image on right above), curving around the corner off West End Lane was the subject of many strong objections throughout the pre-planning exhibition phase and we were told at least three times that it was not definitive or finalised. The

large, fortress-like expanse of brick, unbroken by any feature or window is exceptionally poor design and in such a prominent position that it dominates and overwhelms its surroundings. Perhaps the intention is to market as an advertising site- by the back door.

Traffic & Congestion

The proposed development includes a single private road as entry and exit to the site which residents and visitors will use as the sole access road. This is immediately behind the garden walls of adjoining Lymington Road properties. The construction phase traffic and pollution will be difficult enough but an added security risk is also created with open access to the gardens and private properties of long-term residents in Lymington Road.

The proposed road from West End Lane is on a dangerous narrow curve, unlike the current wide-open entrance and exit to the Travis Perkins site.

Infrastructure

The development will bring in a minimum of 400 new residents. There is insufficient infrastructure to support this number with the Ballymore development due to complete in June 2016. Camden, TFL and the utilities have all given little or no consideration to the social and environmental impact of so many developments in such a short space of time. No planning for extra healthcare services has been done.

The development will result in a substantial increase in parking demand, the growing pressure on public transport and pedestrian numbers in the space of two blocks around the interchange. The footfall on the underground, trains and buses – without including additional traffic from West Hampstead Square (196 flats)– is already at dangerously high peak levels.

Business

Travis Perkins is an established and successful local retail supplier and requested the opportunity to negotiate a space in the redevelopment. This would be in line with Camden's own planning policies CS8 and DP13. A2Dominion, the developer have refused to negotiate a return to the site for this long-standing and valuable business.

Community and Public Space

The development plan appears to be making a land grab for the Potteries Path and another path 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. If it is absorbed into the scheme as planned it will be lost to the community.

Neighbourhood Plan

The plans are in direct contravention of many of the democratically established policies outlined in the Neighbourhood Development Plan for this area. Please see their website for more information. - <http://www.nd>

General Issues

Now that the full horror the "Ballymore" development on West End lane is apparent to all West Hampstead Residents and Council Tax Payers, we cannot have yet another ugly, swat in the case, scheme within a few yards.

Also it raises the question of is this the best use of a Camden owned site. If it was used for all council or social housing, or even some tasteful low rise town houses, residents could support restrained development that is in the public and local interest.

In spite of the changes to the rear block providing a roof "garden" for purchasing residents only the block remains a problem on that sight.

Whilst on a flat "island site" it would be preferable to the usual tower block and windswept approach and providing more housing than that design, it is completely unsuitable for this site wedged up against railway lines at the front and domestic scale houses to the rear.

Also the issues of shadowing, light, and the play space have not been resolved by A2

Camden should go back to the "drawing board over the whole scheme.

I wish to register my very strong objection.

Yours sincerely

A black rectangular redaction box covering the signature of John Eastwood.

John Eastwood

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