

From: Claudine P [REDACTED]
Sent: 19 November 2016 16:37
To: Planning; Cooke, Mike
Subject: 2015/6455/P

Sirs

I am writing to object to the above planning application and would be grateful if you could confirm safe receipt. I've copied in your CEO. My objections are as follows:

1. The proposals impose another over intensive, overdevelopment on a busy key area in West Hampstead.
2. It will overshadow the public open space and two children's play areas. Not only will this obscure sunlight but also basic privacy.
3. The public path area which is already narrow looks as if it will be reduced in width. This is despite having to accommodate even more footfall - including cyclists and disabled access.
4. There are real concerns of road and pedestrian safety given the blind access route on a dangerous bend. This is also close to two other junctions on an already overly congested West End Lane.
5. It fails to meet actual housing requirements.
6. Nearly half of the so-called affordable units are down as shared ownership. This conflicts with the developer being explicitly instructed by Camden planners that shared ownership is not viable!
7. It will eradicate over 8000 m² of employment floorspace, destroying secure and long-term jobs at a local and popular employer of 40 years who also supplies and sustained local businesses and additional employment.
8. It fails to incorporate transitions and scale, massing and bulk to the south and east as required by Camden planning policies.
9. It proposes the fifth largest supermarket, damaging further small businesses and compounding existing problems with supermarket deliveries - including traffic and noise pollution and unsocial hours.
10. It contravenes planning policies to protect the village feel and character of West Hampstead and the West End Green Conservation Area.
11. It impacts negatively on amenities for all West Hampstead residents by imposing well over 500 more residents in addition to the 1,000s who have yet to populate other mass scale local developments already completed or still under construction.
12. The area already has a shortage of doctor surgeries, schools as well as basic pavement space to accommodate the current population- often outside of rush hour

too. The three stations are already working over capacity with commuter crowds on platforms and queues outside the tube in particular. There are already pedestrian bottlenecks as commuters go from station to station. There is no contingency for health and safety.

13. 'Visiting' drivers will park outside of resident restricted hours - making it harder for actual residents who fund these restrictions to find parking spaces - including near their own homes.

14. Lymington Road residents could lose their rights to home extensions in the future due to the development - whilst at the same time having their privacy, view and sunlight compromised by the development.

Regards

Mrs Piggott

Sent from my iPhone