

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
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| 2016/4989/P | NINI ALDRIDGE | Flat 23 Provost Court Eton Road NW3 4SR NW3 4SR | 01/12/2016 17:04:00 | OBJEMPER | <p>I feel that these alterations to the perceived bulk of the originally approved development which, at about three times the size of the existing building, is already bulky enough, is totally unacceptable and should not be approved.</p> <p>I am further concerned about the proposed use of the forecourt on Eton Road as a playground for up to 200 children on Sunday mornings. This would absolutely destroy our quiet Sundays. There are already plans to use this small forecourt for parking (including cycle parking for 30 cycles), waste storage, onsite servicing, a security building, an EVP charging point, and to house a marquee during religious festivals. The residential nature of Eton Road will be irrevocably changed. Already on Fridays and Saturdays, because of the synagogue's use of no parking cones on Eton Road/Eton Villas, parking in the area is severely impacted. The Council must put double yellow lines on these corners.</p> <p>The proposal for windows on the boundary wall of our building (Provost Court) is a major cause for concern, and I urge the Council not to approve this.</p> |

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| 2016/4989/P | Sally Welbourn | 2 Provost Court 3-6 Eton Road London NW3 4SR | 02/12/2016 00:03:03 | COMMNT | <p>I object to the requested variation in planning permission for a number of reasons.</p> <p>The proposed increase in height brings the building to 13.335 metres, the same height as a previous proposal which was reduced in order to gain planning consent. The mass of the building has been a constant and very significant issue and yet the current proposals take us back to the same unsatisfactory place.</p> <p>As others will no doubt point out, the whole building is over scaled, with three-storeys of the building rising to the height of five storeys of its neighbour; accommodating the lift over-run within the consented height should be possible for a skilled team of architects.</p> <p>The proposed new use of the limited forecourt area for a whole variety of purposes and activities (including a playground for a Sunday school of ca 150 children) suggests that it will not be used for vehicles, increasing parking pressures on an already over-stretched residential area. This diversification of use should not be permitted.</p> <p>The proposed windows on the south west elevation of Provost Court should not be permitted. The synagogue is a public building which shares a party wall with private residences. Issues of noise transferral, the spread of fire and loss of privacy to neighbours ought to mean that the proposal for windows on the boundary wall is declined. The current proposals do nothing to ensure the continued privacy of neighbouring properties.</p> <p>No details of the calculations and diagrams have been provided with the daylight/sunlight letter setting out conclusions about the impact of the proposed changes to the elevations. This should be made available - particularly in respect of the implications of the raised lift overrun on Provost Court and the raised parapet on properties on Eton Villas, and to the rear of the new development on 23 Eton Villas.</p> <p>Other objections to the requested variation in planning consent may include the fact that the new proposals concerning lift access to the residential accommodation in the new building do not comply with Building Regulation Part M4 (2).</p> <p>The new proposals seem to be retrograde in a number of key respects and I request that planning consent is declined. The enlargement of the synagogue by the addition of a big community centre remains a hugely contentious issue, which the requested variation in planning consent merely exacerbates.</p> |

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| 2016/4989/P | Stephen Foss | 1-2 Eton Villas | 01/12/2016 12:57:37 | OBJEMPER | <p>Besides the fact that the proposed expansion is ruining a beautiful conservation area and neighbourhood, please find below my concerns about the current planning application in point form:</p> <ul style="list-style-type: none"> •The bulk of the building: the amendments make alterations to the perceived bulk of the originally approved development which, at about three times the size of the existing building, is already bulky enough and no further increases should be permitted. The changes in height of the building and elevation details provided on the drawings are unclear and a drawing should be provided which compares the permitted heights and details with those now proposed. • Use of the Forecourt: The not very large forecourt has to fulfil a number of functions as follows: <ul style="list-style-type: none"> - on-site servicing, - cycle parking for 30 cycles, - waste storage, - two disability parking spaces and two further parking spaces; - an EVP charging point, - a security building, - pedestrian entrance access and - landscaping. <p>Further potential uses are emerging from discussions. This includes the use of the forecourt as a playground for the Sunday School/cheder (150/200 children) from 10.30am. This is a quiet residential area and the forecourt should not be used as a playground before noon/12.00pm on a Sunday and finish by 6.00pm.</p> <p>The Synagogue is also considering the use of the forecourt for religious festivals such the festival of Succot where the erection of the sukkah/marquee requires suspension of its normal use for up to eight days. Given the Council's development policies aim to 'protect quality of life by only granting permission for development that does not cause harm to amenity' of occupiers and neighbours (DP 26), proposals to use the forecourt for festivals suspending its use for on-site servicing, parking etc will add to congestion and inconvenience in this residential area and should be restricted. Does the Council appreciate the increased stress on our neighbourhood? Would they want the same in their neighbourhood?</p> •Use of the Terrace: Similarly the 2nd floor terrace on the Eton Villas frontage is proposed for use as a playspace associated with the crèche/nursery school and religious festivals and social activities which could continue into the night raising issues related to noise and light pollution. Again, it is important that the Council impose controls over hours of use and illumination in any grant of planning permission to ensure the neighbourly use of the Synagogue and resident's quiet enjoyment of their residential area. •Further Details Required: <ul style="list-style-type: none"> -No details of the calculations and diagrams have been provided with the daylight/sunlight letter setting out conclusions about the impact of the proposed changes to the elevations. This should be made available - particularly in respect of the implications of the raised lift overrun on Provost Court and the raised parapet on properties on Eton Villas, and to the rear of the new development on 23 Eton Villas. |

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| | | | | | <p>-Further details of the overall height of the amended elevations should be provided including the height of boundary walls and fences, security buildings and bin stores.</p> <p>Dangerous parking on the corners of Eton Road, Provost Road and Eton Villas is also a matter of concern. This happens now when the Synagogue is in use and can be expected to be a lot worse when the new and bigger building is up and running. Double yellow lines on these corners would help make the area a safer place.</p> |
| 2016/4989/P | Federica Frishman | 39 Steeles rd. | 01/12/2016 17:40:34 | COMMNT | <p>The amendments increase the size of the already approved bulky development.</p> <p>The use of the forecourt for so many functions seems not appropriate and the Sunday use as playground should not be allowed before noon and after 6:00pm</p> <p>Parking, noises and light pollution in relation of the use of the forecourt and the terrace during religious festivals and social activities are problems that Council has to take seriously into account imposing control over hours of use to ensure that the existing quality of life of the neighbourhood is not seriously affected.</p> |
| 2016/4989/P | Norman Cumming | 12 Steeles Road Belsize Park NW3 4SE | 01/12/2016 17:08:49 | OBJ | <p>The proposed variations increase still further the height of the development, and so will lead in this - and other ways - to still further loss of amenity by nearby residents. The proposal should be rejected.</p> |