

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6585/P	Aisling Ampadu	6 Walton House	12/01/2017 17:01:01	OBJ	<p>My child and I live in Walton House. I believe the proposed construction will be overall detrimental, to our family, surrounding neighbours and aesthetically in terms of buildings and streetview. My concerns given the information provided are as follows:</p> <ol style="list-style-type: none"> <li>1. Those residents effected in the locality were not adequately informed, Camden having withdrawn postal notification to even those neighbours in the immediate vicinity. The only notice is in local press "Ham &amp; High", which is not very local and in any case, any press listing solely is not adequate notification.</li> <li>2. The extension to the existing building is by and large to fund the relocation of the kitchen and other renovations required by the business. It is primarily a business interest with limited benefits except to the proprietors and significant negative impact on the surrounding properties and 30-32 itself.</li> <li>3. The rear extension will protrude dramatically and at very close distance to our windows. It will block light and the construction is bound to encroach considerably on the window view and aspect from within Walton House. This does not serve to preserve its listed status or enhance the lives of those living in Walton House.</li> <li>3. The metal staircases proposed at the rear will further encroach on residents privacy and create noise pollution.</li> <li>4. The flat roof space that would ensue at rear first floor construction would further invade privacy.</li> <li>5. The balconies to the south as proposed are an awful idea, entirely out of place with the environment and giving further potential for noise as people would no doubt commune on the balconies being designed for that purpose. One of the proposed balconies is communal which is particularly concerning and at 2nd floor level. This will lead to neighbours in Walton House experiencing noise levels at any time directly under their windows. This is entirely unacceptable. Walton House residents are already impacted with traffic noise, and noise from the pub. There are times for respite, late at night and some periods during weekends &amp; bank holidays. The presence of balconies (including communal) is a worrying prospect. Visually, the balconies would be out of place and would not sit well from the street aspect.</li> <li>6. The residents of the listed terrace of building adjacent to the North on Albany Street may not even be aware of this application given Camden's withdrawal of postal notification. I doubt those with gardens will be happy to see the construction of the extension that will overlook and impact the rear view of the terrace.</li> <li>7. There are no drawings in the plans for the rear construction. I doubt any artist could dress up such a proposal and present it as anything other than an ugly eyesore. I envisage from the proposals a carbuncle of a structure that will blight the rear aspect of the terrace, effecting many of those on the Regent's Park Estate facing westwards and already suffering building works in the interest of business "growth".</li> </ol>

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					<p>8. I have serious concerns about the relocation of the kitchen to the restaurant and the potential for a basement kitchen to serve as a magnet for vermin, rodents, cockroaches and such like. The estate has been troubled with rodents during recent building works, Camden's new offices have recurring cockroach infestations. A basement commercial catering kitchen is a bad idea and does not bode well.</p> <p>9. The Queens Head, although not listed, is a visually fine building. The toying with, and modern appendages will not serve it well, nor sit well with the surrounding listed buildings. The extensions are also likely to age badly as lead materials usually do tend to.</p> <p>10. The purported "high quality" of the proposed dwelling and impact on the existing one dwelling is questionable. The reality is that the over utilisation of the available space in the pub's courtyard will result in squalid (probably over priced rented) and cramped accommodation, designed to fit the minimal space requirements to get planning approval.</p> <p>It appears that the proprietors of the Queens Head &amp; Artichoke application is in the interests of expanding their business. It is not about its sustainability and is certainly at odds with the environment and the social interests of the area. The creation of perhaps one or two jobs, and 3 cramped dwellings does not balance the many negatives of this proposal, mainly on the residents living nearby.</p>

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2016/6585/P	Darren Casey	3 Walton House Longford Street London NW1 3PE	12/01/2017 23:02:09	OBJLETTE R	<p>I would like to object to the planning application submitted by the Queen's Head and Artichoke (Planning No.2016/6585P).</p> <p>The design is of an obtrusive nature, not in keeping with the soul and character of Walton House (circa 1895) and the Queen's Head and Artichoke pub (circa 1900). I can only compare the design to someone buying some ready built prefabs from B&amp;Q and sticking them in between the two buildings. The whole conception of this development shows nothing but disdain for those of us in Walton House living next door to the pub. It comes across as a scheme for someone to try and line their pocket and not, as described in the planning statement, as an attempt to provide a diverse range of housing for the borough or create employment in Camden.</p> <p>I already experience high-level of noise from the Queen's Head and Artichoke due to their customers, deliveries, bottle bank collections etc. If you allow this development to go ahead the noise pollution will increase to insufferable levels due to the months and months of building works and then the new residences with balconies.</p> <p>Parking in Longford Street would be even more of a problem than it is now. As it stands there is not enough resident parking spaces to deal with the current demand. Building these new flats would greatly impact on the already dire situation, making it considerably worse.</p> <p>Finally, has anyone taken the needs of the residents of Esther Randall Court into consideration? For example, where would the building site be and would pavement and road access be affected?</p> <p>As you may be aware Esther Randall Court, a care home next to Walton House on little Albany Street, provides independent living flats with support and personal care mainly for the elderly. Ambulances and taxis therefore need regular daily access to this facility so that residents can be taken to hospital either for appointments or for treatments .</p> <p>Extensive building works at the Queen's Head and Artichoke could cause huge access problems for the emergency services due to deliveries of building materials and equipment. Having building materials and equipment delivered between set times would not be a good enough solution as ambulances and medical assistance is regularly required to the care home at all times of day and night.</p> <p>Also if building works spilled out onto the pavement, as it did in one of their previous projects, there would be accessibility issues for all residents, but especially for those from the care home who require walking aids to get around . Are they to be expected to cross the road to avoid deliveries, cement mixers, scaffolding, smoking workmen etc? The rights, conditions and quality of life of the vulnerable residents of Esther Randall Court must be taken into account so that they can continue to benefit and thrive from living in a relatively peaceful and stress-free environment at a time in their lives when they need help the most.</p> <p>Thank you for taking the time to read this.</p>

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