

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0183/P	John Malet-Bates	Flat 6 4 Ferncroft Avenue NW3 7PH	22/02/2017 13:27:38	COMMNT	Hampstead CAAC comments as follows: We would like to see some modelling of elevations particularly at window openings. We wish the applicant to undertake to maintain planting to the proposed green roof. Timber cladding is not liked unless cedar wood.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0183/P	Fatima aboagye	Fatima Aboagye Streatley Flats Streatley Place Nw3 1hr	23/02/2017 00:39:18	OBJ	<p>I have objections to this application for planning permission for the following reasons</p> <ol style="list-style-type: none"> 1. This new plan for 4 flats is a much larger (at least 1/3 larger) than the previous approved plan for this site, meaning a much longer project and a longer period of disruption for residents and the New End school children. 2. Martin Evans Architects stated at the last Construction Management Plan meeting on 9 Feb 2017 that the project will last a year, which is a great under estimation for a project of this size. 3. Martin Evans Architects stated at the meeting on 9 Feb 2017 that scaffolding will be placed outside 6 Streatley Place, making an already narrow walkway more narrow and dangerous for the school children, prams and pedestrian access. 4. It was evident at the last meeting on 9 Feb 2017 that Martin Evans Architects have not taken into account the safety and welfare of the children that use Streatley Place for access to New End School, by attempting to put their building skips and compounds for building materials in unsuitable locations close to New End School which would cause risk of injury and death to the children. 5. Access to the site for delivery of large building materials has not been thought through properly, with Martin Evans Architects stating at the meeting on 9 Feb 2017 that they would be using motorised wheel barrows to deliver to the site, causing inconvenience, blockages and structural damage to the surface of Streatley Place and cause injury to pedestrians and school children using Streatley Place. 6. This project will cause loss of light, light pollution, overlooking and privacy issues for New Court and Streatley Flats, far more than has been indicated in the submitted plans, these need to be independently assessed. 7. The plans for refuse storage outside 6 Streatley Place on bin collection days as stated by Martin Evans Architects at the 9 Feb meeting, are not adequate and will be a major health and safety risk to pedestrians and children using Streatley Place. 8. This project will cause a detrimental impact for the school children of New End School and the residents of Streatley Place with the dust, noise, pollution, obstruction, access and a dangerous working environment for the builders of the project, due to the size and location of the project. 9. It was obvious at the 9 Feb 2017 meeting that Martin Evans Architects have made no attempt to take seriously the known written concerns of New End School Association. Concerns which were raised during the previous project planned for this site. 10. Plans to put Building Skip and a Compound of Building Materials on New End or Back Lane, as stated by Martin Evans Architects at the 9 Feb meeting, including lorries reversing to deliver building materials and empty skips, so close to a school is dangerous, unsuitable and likely to cause a major accident.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					<p>11. This project is will cause major structural problems for the New Court building, due to its close proximity.</p> <p>12. This plan is a prime example of putting greed before the safety and welfare of school children and residents.</p>
2017/0183/P	Fatima Aboagye	2 Streatley Flats Streatley Place London NW3 1HR	22/02/2017 23:57:34	OBJ	<p>I have objections to this application for planning permission for the following reasons</p> <ol style="list-style-type: none"> 1. This new plan for 4 flats is a much larger (at least 1/3 larger) than the previous approved plan for this site, meaning a much longer project and a longer period of disruption for residents and the New End school children.? 2. Martin Evans Architects stated at the last Construction Management Plan meeting on 9 Feb 2017 that the project will last a year, which is a great under estimation for a project of this size.? 3. Martin Evans Architects stated at the meeting on 9 Feb 2017 that scaffolding will be placed outside 6 Streatley Place, making an already narrow walkway more narrow and dangerous for the school children, prams and pedestrian access.? 4. It was evident at the last meeting on 9 Feb 2017 that Martin Evans Architects have not taken into account the safety and welfare of the children that use Streatley Place for access to New End School, by attempting to put their building skips and compounds for building materials in unsuitable locations close to New End School which would cause risk of injury and death to the children.? 5. Access to the site for delivery of large building materials has not be thought through properly, with Martin Evans Architects stating at the meeting on 9 Feb 2017 that they would be using motorised wheel barrows to deliver to the site, causing inconvenience, blockages and structural damage to the surface of Streatley Place and cause injury to pedestrians and school children using Streatley Place.? 6. This project will cause loss of light, light pollution, overlooking and privacy issues for New Court and Streatley Flats, far more than has been indicated in the submitted plans, these need to be independently assessed.? 7. The plans for refuse storage outside 6 Streatley Place on bin collection days as stated by Martin Evans Architects at the 9 Feb meeting, are not adequate and likely to be a major health and safety risk to

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2017/0183/P	stefanie blankestijn	46b Frognaal	21/02/2017 20:28:19	OBJ	<p>Dear madam, sir, I am writing to object to the proposed new development on Streatley Place. Streatley Place is a narrow pedestrian passageway. It runs for nearly 200m and it provides an essential thoroughfare for residents and the local community. It is the only means of access to several homes and to New End Primary School and Nursery, which is attended by 450 children daily aged between 4 and 11. The constraints of the site and the nature of Streatley Place are immensely challenging, the site being remote from any road, and directly adjacent to a steep set of 2m wide steps. No-one has yet demonstrated how a building there can be constructed safely and without causing significant disruption on the local community. The significant increase in area being sought by this application only adds to the impact on the local neighbourhood, particularly through the construction stage.</p> <p>I primarily object to the application, based on the following grounds:</p> <ul style="list-style-type: none"> •Overdevelopment of the site / increase in area. The block of flats proposed in this application occupies virtually the entire footprint of the site, and represents a significant increase on what has already been consented. •Loss of protected trees adjacent to the site. The increased area of building on the site means that the new building will be constructed significantly within the canopy zones and root protection zones of at least two protected trees on neighbouring land, which will result in the loss of these trees. <p>If the suggested works were to go ahead, the development of the Construction Management Plan for the site should take into account the following.</p> <ol style="list-style-type: none"> 1.Safeguarding of children: the safety of children in and around New End School needs to be considered the fundamental priority in establishing a suitable method of working for construction on the site. The only reliably safe method of working begins with establishing and maintaining at all times clear segregation between the construction work and the live school environment. 2.A strategy for locating a site compound in Boades Mews, and the expectation that all construction vehicles will use New End [the road] as a means of access is wholly inconsistent with safeguarding children and establishing safe segregation; it would amalgamate into one constrained location a construction compound, a construction vehicle turning area, a pedestrian area and the entrance to a nursery and primary school. This is extremely high risk. The risk is exacerbated by the proposal for substantial construction vehicles to reverse down a steep hill directly towards the pedestrian school gateway, together with the risk of such vehicles blocking New End [the road] preventing fire vehicle access to the school site. 3.The proposed strategy for locating a site compound in Boades Mews and the expectation of construction vehicles reversing down New End goes completely against advice from the Health and Safety Executive (ref HSE publication 'Protecting the public', Section 4 Delivery and other site vehicles) which states the following points (under 'Precautions'):- think about the proximity of schools - segregate pedestrians and vehicles wherever possible - divert site traffic away from pedestrianised areas - minimise reversing - if you have to load or unload vehicles across a pavement, make sure there is safe access for pedestrians. 4.The developer proposes to build up to the site boundary with the consequential risk of needing to erect a site hoarding within Streatley Place, reducing the already narrow 2m wide steps. This would be highly disruptive to the large numbers of people using Streatley Place, particularly parents with small children and with buggies and prams, for whom the steps are already a challenge. The developer should be obliged to ensure that the current width of Streatley Place is maintained, particularly adjacent to the site, and that the handrails to the steps are not removed. 5.The developer should be obliged to ensure that there is no

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0183/P	Maria Luisa Alves	26 Alexandra Gardens N10 3RL N10 3RL	22/02/2017 13:11:58	OBJLETTE R	<p>closure of Streatley Place. 6.Restrictions on use of Streatley Place during the day in school term time. During the hours of school drop-off and pick-up the developer should be obliged to ensure that there are no construction vehicle movements in the vicinity of any site compound, and that Streatley Place is free of all construction workers and any movement of materials. 7.Restrictions on use of Streatley Place during the day in school term time. Streatley Place is frequently used during the day by children, for example going on visits, going to sports activities, going to the school garden, walking between the nursery and primary school buildings etc. Children arrive at the school early, for breakfast club, and children leave the school late having taken part in after-school activities. This unavoidably requires the whole of Streatley Place to be a safe environment for young children throughout the whole day during term time. 8.Movement of materials. The developer should be obliged to ensure that a robust strategy for safely moving materials along Streatley Place is developed, agreed and instigated. 9.Cleaning strategy. The developer should be obliged to ensure that a robust cleaning strategy for Streatley Place is developed, agreed and instigated. Streatley Place slopes down steeply from the site, and the risks from mud, and potential damage from water used in cleaning Streatley Place, need to be successfully managed by the developer. 10.Protection of Streatley Place. The developer should be obliged to ensure the protection of paving and walls etc along Streatley Place.</p> <hr/> <p>As a parent of a child on New End Primary School and as a former local resident of NW3, I share the concerns about the impacts on the school, not least the noise, disruption and safety of our children going to and from school along Streatley Place (and around New End and Boades Meades as both streets are likely to be used as part of the process).</p> <p>In short, the school's main areas of concern relate to safety, including:</p> <ul style="list-style-type: none"> • The location of a site office on Boades Mews which will limit or even close off pedestrian access; • The use of New End for trucks to reverse to load and off load materials; • Movement of materials up and down Streatley Place; and, • The likelihood that Streatley Place (at the Hampstead tube end) will be narrowed further or even closed off for periods of time (currently unspecified). <p>I would appreciate your consideration on the suitability of this project.</p> <p>Thank you.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0183/P	Lucian Randall	13a Heath Drive London NW3 7SN	21/02/2017 22:35:55	COMMEM AIL	<p>I am writing to object to] the proposed new development on Streatley Place. This is an essential thoroughfare for residents and the local community. It provides access to New End Primary School. The constraints of the site and the nature of Streatley Place are immensely challenging, the site being remote from any road, and directly adjacent to steep steps. No one has yet demonstrated how a building there can be constructed safely and without causing significant disruption on the local community. The significant increase in area being sought by this application only adds to the impact on the local neighbourhood, particularly through the construction stage. The safety of children in and around New End School needs to be considered the fundamental priority in establishing a suitable method of working for construction on the site. The only reliably safe method of working begins with establishing and maintaining at all times clear segregation between the construction work and the live school environment.</p> <p>Construction vehicles will use New End road as a means of access and this will be ruinous for safeguarding children. The risk is exacerbated by the proposal for substantial construction vehicles to reverse down a steep hill directly towards the pedestrian school gateway, together with the risk of such vehicles blocking New End [the road] preventing fire vehicle access to the school site.</p> <p>The proposed strategy for locating a site compound in Boades Mews and the expectation of construction vehicles reversing down New End goes completely against advice from the Health and Safety Executive (ref HSE publication 'Protecting the public', Section 4 Delivery and other site vehicles) which states the following points (under 'Precautions'): think about the proximity of schools; segregate pedestrians and vehicles wherever possible; divert site traffic away from pedestrianised areas; minimise reversing; if you have to load or unload vehicles across a pavement, make sure; there is safe access for pedestrians.</p> <p>Building up to the site boundary with the consequential risk of needing to erect a site hoarding within Streatley Place would be highly disruptive. The developer should be obliged to ensure that the current width of Streatley Place is maintained.</p> <p>The developer should be obliged to ensure that there is no closure of Streatley Place. During the hours of school drop-off and pick-up the developer should be obliged to ensure that there are no construction vehicle movements in the vicinity of any site compound, and that Streatley Place is free of all construction workers and any movement of materials.</p> <p>Streatley Place is frequently used during the day by children, for example going on visits, going to sports activities, going to the school garden, walking between the nursery and primary school buildings etc. Children arrive at the school early, for breakfast club, and children leave the school late having taken part in after-school activities. This unavoidably requires the whole of Streatley Place to be a safe environment for young children throughout the whole day during term time.</p> <p>Streatley Place slopes down steeply from the site, and the risks from mud and potential damage from water need to be managed by the developer.</p>

Application No: **Consultees Name:** **Consultees Addr:** **Received:** **Comment:** **Response:**

The increased area of building on the site means that the new building will be constructed significantly within the canopy zones and root protection zones of at least two protected trees on neighbouring land, which will result in the loss of these trees.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0183/P	Dr Antonia J Cronin	12 Hampstead Grove London NW3 6SP	21/02/2017 22:08:12	OBJ	<p>I am writing to object to the proposed new development on 6 Streatley Place.</p> <p>Streatley Place is a narrow pedestrian passageway. It runs for nearly 200m and it provides an essential thoroughfare for residents and the local community. It is the only means of access to several homes and to New End Primary School and Nursery, which is attended by 450 children daily aged between 4 and 11. The constraints of the site and the nature of Streatley Place are immensely challenging, the site being remote from any road, and directly adjacent to a steep set of 2m wide steps.</p> <p>Against a backdrop of calls for the application to be rejected, in 2015 planning approval was granted for the construction of a house for holiday rental on an undeveloped site mid-way along Streatley Place. No-one has yet demonstrated how a building there can be constructed safely and without causing significant disruption to the local community. The significant increase in area being sought by this new planning application only adds to the impact on the local neighbourhood, particularly through the construction stage.</p> <p>I object to the application for the following reasons:</p> <ul style="list-style-type: none"> • Overdevelopment of the site and a significant increase in area. The block of flats proposed in this application occupies virtually the entire footprint of the site, and represents a significant increase on what has already been consented. • Loss of protected trees adjacent to the site. The increased building area proposed in this application means that the new building will be constructed significantly within the canopy zones and root protection zones of at least two protected trees on neighbouring land, which will result in the loss of these trees. • Bins. The proposed block of flats builds right up to Streatley Place and leaves no outside space for bins. This risks bins for collection being placed out in Streatley Place, taking up a significant part of the narrow 2m wide path at the top of the steps. <p>The Construction Management Plan proposed for the site should be overhauled, and proper consideration taken of the following.</p> <ol style="list-style-type: none"> 1. Safeguarding of children: the safety of children in and around New End School needs to be considered the fundamental priority in establishing a suitable method of working for construction on the site. The only reliably safe method of working begins with establishing and maintaining at all times clear segregation between the construction work and the live school environment. 2. A strategy for locating a site compound in Boades Mews, and the expectation that all construction vehicles will use New End [the road] as a means of access is wholly inconsistent with safeguarding children and establishing safe segregation. It would amalgamate into one constrained location a construction compound, a construction vehicle turning area, a pedestrian area and the entrance to a nursery and primary school. This is extremely high risk. The risk is exacerbated by all construction vehicles having to reverse down a steep hill directly towards the pedestrian school gateway, together with the risk of such vehicles blocking New End [the road] preventing fire vehicle access to the school site. 3. The proposed strategy for locating a site compound in Boades Mews and the expectation of

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					<p>construction vehicles reversing down New End goes completely against advice from the Health and Safety Executive (ref HSE publication 'Protecting the public', Section 4 Delivery and other site vehicles) which states the following points (under 'Precautions'):</p> <ul style="list-style-type: none">- think about the proximity of schools- segregate pedestrians and vehicles wherever possible- divert site traffic away from pedestrianised areas- minimise reversing- if you have to load or unload vehicles across a pavement, make sure there is safe access for pedestrians. <p>4. The developer proposes to build up to the site boundary with the consequential risk of needing to erect a site hoarding within Streatley Place, reducing the already narrow 2m wide steps. This would be highly disruptive to the large numbers of people using Streatley Place, particularly parents with small children and with buggies and prams, for whom the steps are already a challenge. The developer should be obliged to ensure that the current width of Streatley Place is maintained, particularly adjacent to the site, and that the handrails to the steps are not removed.</p> <p>5. The developer should be obliged to ensure that there is no closure of Streatley Place.</p> <p>6. Restrictions on use of Streatley Place during the day in school term time. During the hours of school drop-off and pick-up the developer should be obliged to ensure that Streatley Place is free of all construction workers and any movement of materials, and that there are no construction vehicle movements in the vicinity of any site compound.</p> <p>7. Restrictions on use of Streatley Place during the day in school term time. Streatley Place is frequently used during the day by children, for example going on visits, going to sports activities, going to the school garden, walking between the nursery and primary school buildings etc. Children arrive at the school early, for breakfast club, and children leave the school late having taken part in after-school activities. This unavoidably requires the whole of Streatley Place to be a safe environment for young children throughout the whole day during term time.</p> <p>8. Movement of materials. The developer should be obliged to ensure that a robust strategy for safely moving materials along Streatley Place is developed, agreed and instigated.</p> <p>9. Cleaning strategy. The developer should be obliged to ensure that a robust cleaning strategy for Streatley Place is developed, agreed and instigated. Streatley Place slopes down steeply from the site, and the risks from mud, and potential damage from water used in cleaning Streatley Place, need to be successfully managed by the developer.</p> <p>10. Protection of Streatley Place. Adequate measures should be put in place to ensure the protection of paving and walls etc along Streatley Place.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0183/P	Karyn Ray	New End Primary School Streatley Place Hampstead London	22/02/2017 10:11:08	COMMNT	<p>I am writing to express New End school's concerns about the proposed new development on Streatley Place.</p> <p>Streatley Place is a narrow pedestrian passageway. It runs for nearly 200m and it provides an essential thoroughfare for residents and the local community. It is a means of access to several homes and to New End Primary School and Nursery, which is attended by 440 children daily aged between 4 and 11. The constraints of the site and the nature of Streatley Place are immensely challenging, the site being remote from any road, and directly adjacent to a steep set of 2m wide steps.</p> <p>Against a backdrop of calls for the application to be rejected, in 2015 planning approval was granted for the construction of a house for holiday rental on an undeveloped site mid-way along Streatley Place. No-one has yet demonstrated how a building there can be constructed safely and without causing significant disruption to the local community. The significant increase in area being sought by this new planning application only adds to the impact on the local neighbourhood, particularly through the construction stage.</p> <p>The Construction Management Plan proposed for the site should be overhauled, and proper consideration taken of the following.</p> <ol style="list-style-type: none"> 1. Safeguarding of children: the safety of children in and around New End School needs to be considered the fundamental priority in establishing a suitable method of working for construction on the site. The only reliably safe method of working begins with establishing and maintaining at all times clear segregation between the construction work and the live school environment. 2. A strategy for locating a site compound in Boades Mews, and the expectation that all construction vehicles will use New End [the road] as a means of access is wholly inconsistent with safeguarding children and establishing safe segregation. It would amalgamate into one constrained location a construction compound, a construction vehicle turning area, a pedestrian area and the entrance to a nursery and primary school. This is extremely high risk. The risk is exacerbated by all construction vehicles having to reverse down a steep hill directly towards the pedestrian school gateway, together with the risk of such vehicles blocking New End [the road] preventing fire vehicle access to the school site. 3. The proposed strategy for locating a site compound in Boades Mews and the expectation of construction vehicles reversing down New End goes completely against advice from the Health and Safety Executive (ref HSE publication 'Protecting the public', Section 4 Delivery and other site vehicles) which states the following points (under 'Precautions'): <ul style="list-style-type: none"> - think about the proximity of schools - segregate pedestrians and vehicles wherever possible - divert site traffic away from pedestrianised areas - minimise reversing - if you have to load or unload vehicles across a pavement, make sure there is safe access for pedestrians. 4. The developer proposes to build up to the site boundary with the consequential risk of needing to erect a site hoarding within Streatley Place, reducing the already narrow 2m wide steps. This would be highly disruptive to the large numbers of people using Streatley Place, particularly parents with small

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					<p>children and with buggies and prams, for whom the steps are already a challenge. The developer should be obliged to ensure that the current width of Streatley Place is maintained, particularly adjacent to the site, and that the handrails to the steps are not removed.</p> <p>5. The developer should be obliged to ensure that there is no closure of Streatley Place.</p> <p>6. Restrictions on use of Streatley Place during the day in school term time. During the hours of school drop-off and pick-up the developer should be obliged to ensure that Streatley Place is free of all construction workers and any movement of materials, and that there are no construction vehicle movements in the vicinity of any site compound.</p> <p>7. Restrictions on use of Streatley Place during the day in school term time. Streatley Place is frequently used during the day by children, for example going on visits, going to sports activities, going to the school garden, walking between the nursery and primary school buildings etc. Children arrive at the school early, for breakfast club, and children leave the school late having taken part in after-school activities. This unavoidably requires the whole of Streatley Place to be a safe environment for young children throughout the whole day during term time.</p> <p>8. Movement of materials. The developer should be obliged to ensure that a robust strategy for safely moving materials along Streatley Place is developed, agreed and instigated.</p> <p>9. Cleaning strategy. The developer should be obliged to ensure that a robust cleaning strategy for Streatley Place is developed, agreed and instigated. Streatley Place slopes down steeply from the site, and the risks from mud, and potential damage from water used in cleaning Streatley Place, need to be successfully managed by the developer.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0183/P	Matthew & Dee Townsend	4 Mansfield Place NW31HS NW31HS	22/02/2017 21:43:43	OBJNOT	<p>I am a local resident living at No 4 Mansfield Place.</p> <p>My family and I object to this planning application for the following reasons:</p> <ol style="list-style-type: none"> 1) overdevelopment - We believe that the site cannot support the number of residential units planned. The site can only support one unit. 2) Design - the design is not sympathetic to the local environment and is not in keeping with local conservation area. The proposal now covers more land than the previous one and does not allow enough green space or planting. 3) Access - There is no proper access for the proposed works to take place or access to the planned 4 residential units by inhabitants of same, being straight onto the busy thoroughfare of Streatley Place - this is unsuitable because of the close proximity of the steps next to the entrance to the site. 4) Disruption and noise: Streatley Place is a very busy route at most times of day and is shared by children from three different schools and by other residents. The site and routes to and from cannot support the amount of waste to be removed nor the amount of building materials that will be needed to support the development. There is a danger that builder's traffic will impede access for local residents and be a danger to schoolchildren. The works will take longer than stated and the disruption and noise in the haven of Mansfield Place and surrounds will be impossible to bear! The geography of the immediate vicinity is such that the high buildings that formed the hospital site and the high nature of New Court means that all noise would be exaggerated because of the "echo chamber" effect. Meaning that any noise would disrupt the lives of all local residents! <p>The developers have not given sufficient reference to the difficulties of the site, the removal of waste, the 3-4 months of "pile" driving and noise associated with "tracked vehicles" coming and going to the site nor the other lack of vehicular access to the site.</p> <ol style="list-style-type: none"> 5) Safety: Hazards and fire exits would be a serious concern for local residents - a common feature of the development of the site is the important availability of access up and down the alleyway for children and residents. The limitation of same by hoardings or restrictions in width are a serious concern. At the top end of Streatley Place there is only room for a single pram or buggy to pass, and this is with no other width restrictions or hoardings in place. 6) Services: Drainage, power, gas etc. would mean that the whole alleyway would be dug up to support the proposed development. This would be unacceptable to all local residents. 7) Parking: The effect of constant builders traffic would impede parking for all residents with proposed restrictions already in place for other developments making life impossible for all other users. There is just not enough room for more developer's traffic in the area.
2017/0183/P	David Saxby	21 Carnegie House NW3 1JE	21/02/2017 21:21:43	OBJ	<p>The scheme does not seem to have adequately considered or addressed significant issues relating to the construction of the proposal, with specific regard to the safety and convenience of local residents, parents, and children at local primary schools & nursery. The submitted Construction Management Plan fails to address this, making seemingly impractical suggestions for how this significant scale of construction work can be executed.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0183/P	Victoria	Fitzjohns avenue	22/02/2017 00:39:08	OBJ	<p>As a parent of children attending both, the school and nursery, in close proximity to the proposed construction site, I strongly oppose this planning application: 1) the duration of the proposed construction is unacceptable, given that in excess of 1000 childrens pass trough Streatley place at least twice a day; 2) the risks associated with it and their potential impacts on the neighbouring properties, schools and a nursery undermine safety of the residents and children attending the schools/nursery in short- and long-term. 3) the noise level will impact the children's performance and health throughout the day.</p> <p>The developers need to reconsider the proposed construction and its methods, given the proximity of the proposed building site to schools/ a nursery. Technologically fabricated light construction would be significantly less disruptive and more acceptable for all parties involved.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0183/P	James Eades	12 Hampstead Grove	21/02/2017 23:19:55	OBJEMPER	<p>I am a local resident, parent of New End School, governor of New End School. I am submitting by email a separate document that provides further information on the key planning issues.</p> <p>I am writing to object to the proposed new development on Streatley Place.</p> <p>Streatley Place is a narrow pedestrian passageway. It runs for nearly 200m and it provides an essential thoroughfare for residents and the local community. It is the only means of access to several homes and to New End Primary School and Nursery, which is attended by 450 children daily aged between 4 and 11. The constraints of the site and the nature of Streatley Place are immensely challenging, the site being remote from any road, and directly adjacent to a steep set of 2m wide steps.</p> <p>Against a backdrop of calls for the application to be rejected, in 2015 planning approval was granted for the construction of a house for holiday rental on an undeveloped site mid-way along Streatley Place. No-one has yet demonstrated how a building there can be constructed safely and without causing significant disruption to the local community. The significant increase in area being sought by this new planning application only adds to the impact on the local neighbourhood, particularly through the construction stage.</p> <p>Some neighbours have voiced a preference for the appearance of the new scheme and the fact it is for residential use rather than holiday accommodation. However, aesthetics and change of use are independent from the significant planning issues generated by the proposal.</p> <p>I object to the application for the following reasons:</p> <ul style="list-style-type: none"> • Overdevelopment of the site and a significant increase in area. The block of flats proposed in this application occupies virtually the entire footprint of the site, and represents a significant increase on what has already been consented, a building of significantly increased area that affects the amenity of neighbours, and the amenity of those using the development itself. • Loss of protected trees on and adjacent to the site. The increased building area proposed in this application means that the new building will be constructed significantly within the canopy zones and root protection zones of at least two protected trees on neighbouring land, which will result in the loss of these trees. • Bins. The proposed block of flats builds right up to Streatley Place and leaves no outside space for bins. This risks bins for collection being placed out in Streatley Place, taking up a significant part of the narrow 2m wide path at the top of the steps. <p>The Construction Management Plan proposed for the site should be overhauled, and proper consideration taken of the following.</p> <ol style="list-style-type: none"> 1. Safeguarding of children: the safety of children in and around New End School needs to be considered the fundamental priority in establishing a suitable method of working for construction on the site. The only reliably safe method of working begins with establishing and maintaining at all times clear segregation between the construction work and the live school environment. 2. A strategy for locating a site compound in Boades Mews, and the expectation that all construction vehicles will use New End [the road] as a means of access is wholly inconsistent with safeguarding

Application No: Consultees Name: Consultees Addr: Received:

Comment: Response:

children and establishing safe segregation. It would amalgamate into one constrained location a construction compound, a construction vehicle turning area, a pedestrian area and the entrance to a nursery and primary school. This is extremely high risk. The risk is exacerbated by all construction vehicles having to reverse down a steep hill directly towards the pedestrian school gateway, together with the risk of such vehicles blocking New End [the road] preventing fire vehicle access to the school site.

3. The proposed strategy for locating a site compound in Boades Mews and the expectation of construction vehicles reversing down New End goes completely against advice from the Health and Safety Executive (ref HSE publication 'Protecting the public', Section 4 Delivery and other site vehicles) which states the following points (under 'Precautions'):

- think about the proximity of schools
- segregate pedestrians and vehicles wherever possible
- divert site traffic away from pedestrianised areas
- minimise reversing
- if you have to load or unload vehicles across a pavement, make sure there is safe access for pedestrians.

4. The developer proposes to build up to the site boundary with the consequential risk of needing to erect a site hoarding within Streatley Place, reducing the already narrow 2m wide steps. This would be highly disruptive to the large numbers of people using Streatley Place, particularly parents with small children and with buggies and prams, for whom the steps are already a challenge. The developer should be obliged to ensure that the current width of Streatley Place is maintained, particularly adjacent to the site, and that the handrails to the steps are not removed.

5. The developer should be obliged to ensure that there is no closure of Streatley Place.

6. Restrictions on use of Streatley Place during the day in school term time. During the hours of school drop-off and pick-up the developer should be obliged to ensure that Streatley Place is free of all construction workers and any movement of materials, and that there are no construction vehicle movements in the vicinity of any site compound.

7. Restrictions on use of Streatley Place during the day in school term time. Streatley Place is frequently used during the day by children, for example going on visits, going to sports activities, going to the school garden, walking between the nursery and primary school buildings etc. Children arrive at the school early, for breakfast club, and children leave the school late having taken part in after-school activities. This unavoidably requires the whole of Streatley Place to be a safe environment for young children throughout the whole day during term time.

8. Movement of materials. The developer should be obliged to ensure that a robust strategy for safely moving materials along Streatley Place is developed, agreed and instigated.

9. Cleaning strategy. The developer should be obliged to ensure that a robust cleaning strategy for Streatley Place is developed, agreed and instigated. Streatley Place slopes down steeply from the site, and the risks from mud, and potential damage from water used in cleaning Streatley Place, need to be successfully managed by the developer.

10. Protection of Streatley Place. Adequate measures should be put in place to ensure the protection of paving and walls etc along Streatley Place.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0183/P	Emily everett	129 ashurst road N12 9ad	22/02/2017 22:27:49	COMMNT	This planning is ludicrous, this will have a massive impact on the daily movements and safety of the school children using this walkway, this area is used throughout the day for school trips and daily outings i.e.:swimming. Also with the delivery of materials it will impact greatly on an already over trafficked area.
2017/0183/P	Heike Gertler	12 Belsize Avenue	22/02/2017 11:14:14	COMMEM AIL	I have no objection to the redevelopment of this genuinely disused land. However for the safety of the 400+ children at New End primary school I suggest it be stipulated as part of the development conditions that the narrow Streatley Place alleyway and Boades Mews be briefly vacant of all construction workers and building materials Mon-Fri between 8:30-9:00am and again between 3:15-3:45pm (the two drop-off and pickup 30 minute 'rush' periods). During these short periods the pavements are filled with parents, buggies, and small children rushing to and from school. In addition, it should be stipulated that all building materials be stored within the boundary of the site itself and not along these external paths where they would cause obstruction to an already narrow circulation point. With kind regards.
2017/0183/P	New End Resident	New End	22/02/2017 14:38:59	INT	With the development of the old Nursing home on New End, we are already leaving on a building site, why not accessing and store necessary materiel on Back Street. There is a parking bay at the top of Back Street which is perfect. By using Back Street Access the builder will not disturb New end, and New End School. On their application they mentioned they will not deliver during school time (8 to 6pm). New end residents suffer already from the disturbance of school run. I advise anybody to come around 8:30 or 5pm. I do not think it is fair to ad more traffic and noise nuisance ot New End residents and by using Back Street it will avoid it.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0183/P	Fatima Aboagye	2 Streatley Flats Streatley Place NW3 1HR	23/02/2017 00:04:43	OBJ	<p>I have objections to this application for planning permission for the following reasons</p> <ol style="list-style-type: none"> 1. This new plan for 4 flats is a much larger (at least 1/3 larger) than the previous approved plan for this site, meaning a much longer project and a longer period of disruption for residents and the New End school children.? 2. Martin Evans Architects stated at the last Construction Management Plan meeting on 9 Feb 2017 that the project will last a year, which is a great under estimation for a project of this size.? 3. Martin Evans Architects stated at the meeting on 9 Feb 2017 that scaffolding will be placed outside 6 Streatley Place, making an already narrow walkway more narrow and dangerous for the school children, prams and pedestrian access.? 4. It was evident at the last meeting on 9 Feb 2017 that Martin Evans Architects have not taken into account the safety and welfare of the children that use Streatley Place for access to New End School, by attempting to put their building skips and compounds for building materials in unsuitable locations close to New End School which would cause risk of injury and death to the children.? 5. Access to the site for delivery of large building materials has not been thought through properly, with Martin Evans Architects stating at the meeting on 9 Feb 2017 that they would be using motorised wheel barrows to deliver to the site, causing inconvenience, blockages and structural damage to the surface of Streatley Place and cause injury to pedestrians and school children using Streatley Place.? 6. This project will cause loss of light, light pollution, overlooking and privacy issues for New Court and Streatley Flats, far more than has been indicated in the submitted plans, these need to be independently assessed.? 7. The plans for refuse storage outside 6 Streatley Place on bin collection days as stated by Martin Evans Architects at the 9 Feb meeting, are not adequate and likely to be a major health and safety risk to
2017/0183/P	Fatima Aboagye	2 Streatley Flats Streatley Place NW3 1HR	23/02/2017 00:02:29	OBJ	
2017/0183/P	Fatima Aboagye	2 Streatley Flats Streatley Place NW3 1HR	23/02/2017 00:01:44	OBJ	

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0183/P	Renos Booth	20 New End Hampstead London NW3 1JA	22/02/2017 11:23:51	OBJ	Dear Sirs

I am writing in relation to the proposed new development on Streatley Place.

Streatley Place is a narrow pedestrian passageway. It runs for nearly 200m and it provides an essential thoroughfare for residents and the local community. It is the only means of access to several homes and to New End Primary School and Nursery, which is attended by 450 children daily aged between 4 and 11. The constraints of the site and the nature of Streatley Place are immensely challenging, the site being remote from any road, and directly adjacent to a steep set of 2m wide steps.

Against a backdrop of calls for the application to be rejected, in 2015 planning approval was granted for the construction of a house for holiday rental on an undeveloped site mid-way along Streatley Place. No-one has yet demonstrated how a building there can be constructed safely and without causing significant disruption to the local community. The significant increase in area being sought by this new planning application only adds to the impact on the local neighbourhood, particularly through the construction stage.

I object to the application for the following reasons:

- Overdevelopment of the site and a significant increase in area. The block of flats proposed in this application occupies virtually the entire footprint of the site, and represents a significant increase on what has already been consented.
- Loss of protected trees adjacent to the site. The increased building area proposed in this application means that the new building will be constructed significantly within the canopy zones and root protection zones of at least two protected trees on neighbouring land, which will result in the loss of these trees.
- Bins. The proposed block of flats builds right up to Streatley Place and leaves no outside space for bins. This risks bins for collection being placed out in Streatley Place, taking up a significant part of the narrow 2m wide path at the top of the steps.

The Construction Management Plan proposed for the site should be overhauled, and proper consideration taken of the following.

1. Safeguarding of children: the safety of children in and around New End School needs to be considered the fundamental priority in establishing a suitable method of working for construction on the site. The only reliably safe method of working begins with establishing and maintaining at all times clear segregation between the construction work and the live school environment.
2. A strategy for locating a site compound in Boades Mews, and the expectation that all construction vehicles will use New End [the road] as a means of access is wholly inconsistent with safeguarding children and establishing safe segregation. It would amalgamate into one constrained location a construction compound, a construction vehicle turning area, a pedestrian area and the entrance to a nursery and primary school. This is extremely high risk. The risk is exacerbated by all construction vehicles having to reverse down a steep hill directly towards the pedestrian school gateway, together with the risk of such vehicles blocking New End [the road] preventing fire vehicle access to the school site.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					<p>3. The proposed strategy for locating a site compound in Boades Mews and the expectation of construction vehicles reversing down New End goes completely against advice from the Health and Safety Executive (ref HSE publication 'Protecting the public', Section 4 Delivery and other site vehicles) which states the following points (under 'Precautions'):</p> <ul style="list-style-type: none">- think about the proximity of schools- segregate pedestrians and vehicles wherever possible- divert site traffic away from pedestrianised areas- minimise reversing- if you have to load or unload vehicles across a pavement, make sure there is safe access for pedestrians.
					<p>4. The developer proposes to build up to the site boundary with the consequential risk of needing to erect a site hoarding within Streatley Place, reducing the already narrow 2m wide steps. This would be highly disruptive to the large numbers of people using Streatley Place, particularly parents with small children and with buggies and prams, for whom the steps are already a challenge. The developer should be obliged to ensure that the current width of Streatley Place is maintained, particularly adjacent to the site, and that the handrails to the steps are not removed.</p>
					<p>5. The developer should be obliged to ensure that there is no closure of Streatley Place.</p>
					<p>6. Restrictions on use of Streatley Place during the day in school term time. During the hours of school drop-off and pick-up the developer should be obliged to ensure that Streatley Place is free of all construction workers and any movement of materials, and that there are no construction vehicle movements in the vicinity of any site compound.</p>
					<p>7. Restrictions on use of Streatley Place during the day in school term time. Streatley Place is frequently used during the day by children, for example going on visits, going to sports activities, going to the school garden, walking between the nursery and primary school buildings etc. Children arrive at the school early, for breakfast club, and children leave the school late having taken part in after-school activities. This unavoidably requires the whole of Streatley Place to be a safe environment for young children throughout the whole day during term time.</p>
					<p>8. Movement of materials. The developer should be obliged to ensure that a robust strategy for safely moving materials along Streatley Place is developed, agreed and instigated.</p>
					<p>9. Cleaning strategy. The developer should be obliged to ensure that a robust cleaning strategy for Streatley Place is developed, agreed and instigated. Streatley Place slopes down steeply from the site, and the risks from mud, and potential damage from water used in cleaning Streatley Place, need to be successfully managed by the developer.</p>
					<p>10. Protection of Streatley Place. Adequate measures should be put in place to ensure the protection of paving and walls etc along Streatley Place.</p>
					<p>11. The only viable access option would be via the Back Lane entrance to Streatley Place, but again on a restricted programme so as not to disrupt access for pedestrians or cause a danger to pedestrians including children accessing New End School. An alternative less attractive option could be considered via Flask Walk and Mansfield Place with direct access to the site avoiding the need to pass New End School. Vehicle deliveries and storage could be more safely held on Flask Walk in one of the parking bays.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0183/P	Fatima Aboagye	2 Streatley Flats London NW3 1HR	22/02/2017 23:59:25	COMMNT	<p>I have objections to this application for planning permission for the following reasons</p> <ol style="list-style-type: none"> 1. This new plan for 4 flats is a much larger (at least 1/3 larger) than the previous approved plan for this site, meaning a much longer project and a longer period of disruption for residents and the New End school children.? 2. Martin Evans Architects stated at the last Construction Management Plan meeting on 9 Feb 2017 that the project will last a year, which is a great under estimation for a project of this size.? 3. Martin Evans Architects stated at the meeting on 9 Feb 2017 that scaffolding will be placed outside 6 Streatley Place, making an already narrow walkway more narrow and dangerous for the school children, prams and pedestrian access.? 4. It was evident at the last meeting on 9 Feb 2017 that Martin Evans Architects have not taken into account the safety and welfare of the children that use Streatley Place for access to New End School, by attempting to put their building skips and compounds for building materials in unsuitable locations close to New End School which would cause risk of injury and death to the children.? 5. Access to the site for delivery of large building materials has not be thought through properly, with Martin Evans Architects stating at the meeting on 9 Feb 2017 that they would be using motorised wheel barrows to deliver to the site, causing inconvenience, blockages and structural damage to the surface of Streatley Place and cause injury to pedestrians and school children using Streatley Place.? 6. This project will cause loss of light, light pollution, overlooking and privacy issues for New Court and Streatley Flats, far more than has been indicated in the submitted plans, these need to be independently assessed.? 7. The plans for refuse storage outside 6 Streatley Place on bin collection days as stated by Martin Evans Architects at the 9 Feb meeting, are not adequate and likely to be a major health and safety risk to
2017/0183/P	Fatima Aboagye	2 Streatley Flats Streatley Place London NW3 1HR	22/02/2017 23:57:44	OBJ	

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0183/P	Melanie Gallop	3 Streatley Place London NW3 1HP	22/02/2017 17:09:46	OBJ	<p>This development is a source of worry and concern for us for the following reasons:</p> <ul style="list-style-type: none"> • The scale, height and outline profile of this proposed building right across the site is now significantly greater than the development previously approved in December 2014. The 'Proposed Elevation D' drawing shows the impact of this latest proposal for the site on the front elevation of 3 Streatley Place and it is clear that this is at least 40% greater than what went before. • Given that this building will only be some 4 metres from the front elevation of 3 Streatley Place we believe the design and impact statement submitted takes insufficient account of the detrimental impact this development will have on the current and future residents of 3 Streatley place. • The proposed development is so close to the front of 3 Streatley place that the building will overshadow the house in an overbearing and adverse way resulting in a significant loss of daylight, outlook and residential amenity in regard to our property. • The planned top floor terrace will result in an unacceptable loss of privacy for 3 Streatley Place as it will provide a high level close proximity view directly into the front of the house. Once again there's no consideration given to this in the design and impact statement yet this large development is only metres away from the front door of our house. • We are not opposed to development of the site and for this reason we did not oppose the previous development in 2014. However the size and scale of this latest proposal will have a much larger negative impact on both the outlook and quality of life that the occupants of 3 Streatley Place have always enjoyed and for this reason this planning application should be denied and a more sympathetic and considered design sought.
2017/0183/P	S Toledano	Keats Grove NW3	22/02/2017 12:59:25	SUPPRT	<p>I actually like this scheme. it adds to the change in architecture currently going on in Hampstead which adds variety. I much prefer it to the previous holiday let scheme and therefore give it my support</p>
2017/0183/P	Joanne Davis	42D Greencroft Gardens	21/02/2017 21:08:05	OBJ	<p>I am very concerned about the impact that this proposed development will have on my children's school, New End Primary School. The noise and pollution will be detrimental to their schooling, and we use those stairs in Streatley Place every day. I am not sure that they will be safe going to and leaving school. I would like to object to this development. I also wonder whether the path will be closed off at any time; and whether the traffic and congestion will be made more difficult to negotiate, especially if New End Road is used for construction vehicles. There is so little space and the streets are so narrow as it is, without putting constructions vehicles into the equation. Most of all, I worry about dust and noise pollution. All potential workers should also pass a CRB check - there are over 400 young children in that area every day.</p>