

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6782/P	Claudio Morrison	27 Kendal Court Shoot up Hill NW2 3PD	15/03/2017 11:39:51	OBJ	<p>I object to the proposal as board director of Kendal Court Residents Association and as owner of flat 27 in Kendal Court, the adjacent property. The proposed parking arrangements are not acceptable for the following 6 reasons.</p> <ol style="list-style-type: none"> 1. Due to the fall of the land from Warwick Lodge (WL) towards Kendal Court(KC) the ground level of the new proposed parking lots between them will have to be built up by ~1.5m adjacent to the KC boundary wall such that the wheels of the parked cars will be ~ 4 m above the KC ground level. This will impinge unacceptably on the privacy of the occupiers of the 2 adjacent ground and first floor Kendal Court flats as the eye level of the car drivers on leaving or entering their cars will be some 6m above the ground level on the KC side. The cars will be parked only 4m from these flats adding to noise and pollution levels associated with cars . 2. Creation of these 5 parking places will require the removal of bushes and shrubs and the reduction or removal of two trees which will further reduce the privacy the Kendal Court flats. The removal of greenery and replacing with hard-standing is surely a retrograde move in the eyes of the public as well as the occupiers of the KC flats. 3. A new wall on Warwick Lodge land will be required to retain the infill as the existing boundary wall owned by Kendal Court is not high and probably not strong enough to carry the infill and weight of the cars parked above it. The new wall must also be strong enough to carry crash barriers to eliminate the possibility of a driver misjudgement causing a car to overshoot the parking lots and dropping ~4m onto Kendal Court property with potential for damage to car, driver and property.. 4. A similar objection to that above applies to the echelon parking proposed in front of Warwick Lodge. In that case the risk to be considered is to the public on the pavement some 2-2.5m below the parked cars. The visual degradation that would result from the construction of the required ~3m high retaining wall adjacent to the pavement is to be deplored. 5. The proposal to enter the car park from Mill Lane within ~ 5m of the traffic lights at the Shoot-up Hill intersection seems poorly thought out as cars turning into Mill Lane from Shoot-up Hill from either direction run the risk of running into the back of a car braking and turning unexpectedly before entering the car park. 6. if WL owners are concerned with shortage of parking space they should maybe reconsider the use of some of their garages as storage for builders and decorators which generate constant traffic in their private lane and take further parking space for the said builders cars and vans. <p>As resident of KC I also object to the creation of a 2 storey residence for 3 reasons.</p> <ol style="list-style-type: none"> 1. the pitched roof building is aesthetically at odds with the low rise modernist buildings surrounding it and will stand as a sore thumb in the middle of a mostly gardened area contained between Fordwych road and Shoot up Hill. 2. the pitched roof second storey will seriously obstruct or altogether block the field of view of most properties looking into said area blocking the views towards Mill Lane which represent the only respite from an otherwise fully enclosed and heavily overlooked space. The view and access to light of dozens of property would be compromised in order to generate a mere 2 person accommodation. 3. this conversion encourages further development of small dwellings in back garden spaces which would inevitably damage the already precarious amenity of the area and imping on the right of views and access to light of dozens of property looking into this space.