

[Redacted]
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Sent: 17 March 2017 14:55
To: Planning
Cc: [Redacted]
Subject: 23 Ravenshaw Street 2017/0911/P - Objection from West Hampstead NDF

Dear Camden Council,

I'm writing from the Fortune Green & West Hampstead Neighbourhood Development Forum (NDF) to object to the planning application for 23 Ravenshaw Street.

1. We object to the proposals for an overly dense development of 8 flats in the space currently occupied by one house. While we welcome the provision of new homes, such a high density residential development is likely to cause harm and disruption to the amenity and quality of life of neighbouring residents.
2. We object to the proposal for a basement. This road has no history of basement development and is in an area of flood risk. Any basement development is likely to cause serious structural problems for neighbouring properties, which have been built with shallow foundations. We can see no need for a costly and highly disruptive basement development, other than to increase the profit made by the developer. We would welcome a revised proposal without a basement.
3. In terms of design, we find both the front and rear facades to be blocky, ugly and out of step with the character of the local area. No effort has been made to replicate features such as the bay windows that are a key feature of this road (including the modern infill development opposite this site). The proposed frontage is an abrupt and unwelcome interruption to the rhythm and style of Ravenshaw Street. We therefore find that the proposal is in clear breach of Neighbourhood Plan Policy 2 (Design & Character) - particularly part vii; also see paragraph A12.
4. We note that there have been problems trying to find adequate space for bins in this development. We further note that a new system of waste collections is about to come into affect in this area, and that Council officers have indicated that bins will only be collected/emptied when they are placed immediately adjacent to the pavement. It is therefore not clear if the bins will be collected from this development. If so, we consider it unlikely that the residents of all 8 flats will place their bins out on the required days. Assessing the size of the bin area, we consider that for 8 flats (and probably more than 16 residents) there is insufficient space to store two weeks worth of waste - as well as recycling, food waste and garden waste.
5. We are very disappointed that the applicant has made no reference to the adopted Fortune Green & West Hampstead Neighbourhood Plan, which is part of the planning policy for the site. Officers will have to assess whether this planning application is compliant with the Vision, Objectives and Policies in the Neighbourhood Plan.

We therefore require that the Council refuses this planning application.

Yours sincerely,

James Earl

(Fortune Green & West Hampstead NDF)