

Dear John, dear Rob

I would like to support the campaign against the planned development at 23a and b Ravenshaw St

This street is a play street. It is known for its particular community character. The school and the children are very much at the hub of activity of the street.

The houses of Ravenshaw Street are all of a proportionate size. This promotes an experience of neighbourhood continuity and balance.

I do not oppose the empty piece of land being used for a small dwelling place.

It feels wasteful to knock down one house already present and unacceptable that a large construction would be built, filling every inch of the 'bend' with density and weight.

We, on the other side of Ravenshaw Street, are already struggling with a projected build at 1a Glastonbury Street, one that in a similar way would create unacceptable density and mass, so we know what it feels like to have plan heedless of local scale and amenity thrust upon us.

Barbara Brown 34 Ravenshaw Street NW6 1NW



Dear Rob

Apologies for missing the official deadline for comments relating to this Ravenshaw Application. I hope my brief thoughts can be taken into consideration.

We lived on Ravenshaw from 2012-2015 and still own number 40 (which is dealing with its own ongoing drama of a potential overbearing development on Glastonbury Street).


We do not have an objection for a plot to be put to good use, this is London after all and we appreciate the need for housing and the desire to make the most of an investment where possible but we would like to highlight some concerns.

- 1/ Basement development. Subsidence in the surrounding streets and risk of digging London clay an all too familiar worry
- 2/ Design out of keeping with the street/nearby houses
- 3/ Increased pressure on local amenities, in particular traffic and parking
- 4/ Loss of amenity during a lengthy period of demolition and rebuild

Many thanks for taking the time to consider our concerns.

Bianca Alfano

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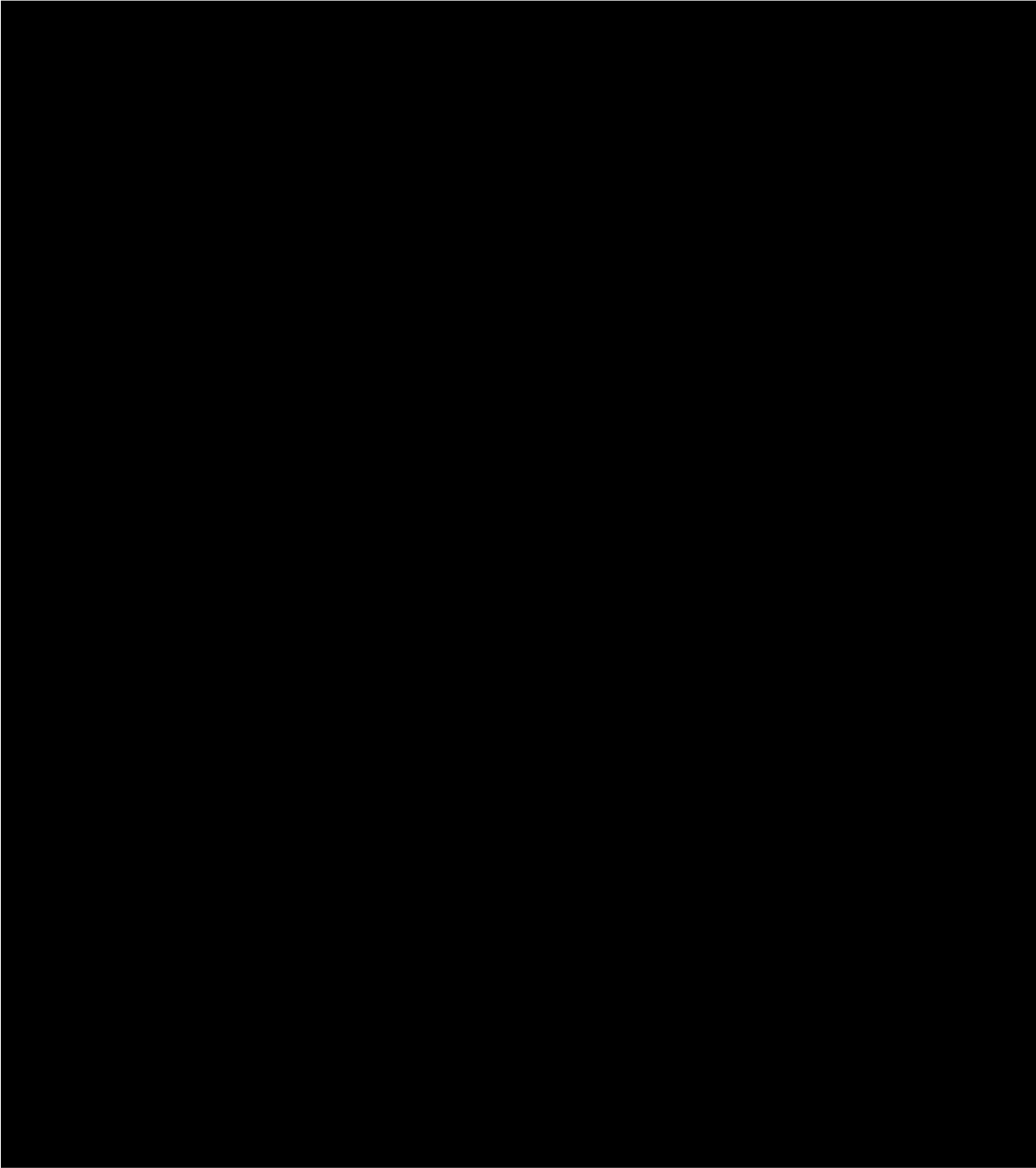
Dear Mr Tulloch,

We have recently been made aware of the planning application for 23A-B Ravenshaw Street and are writing to you, as neighbours living on Dornfell Street and as Camden residents to express our strong objection to this application. Having looked at the proposed application documents in detail, we see a series of important issues which we'd ask you to consider in your assessment of the application:

- ∞ Ravenshaw, Dornfell, Glastonbury and Broomsleigh streets are a relatively homogeneous group of Victorian period terraced houses and are, to a very large extent, single dwellings or houses split into 2 flats. The proposed design for 23A-B Ravenshaw St breaks significantly away from this and would set a very worrying precedent for subsequent development plans that could further destroy the architectural, aesthetic and community integrity of the area. The overall design is entirely out of keeping with the neighbouring houses and area, the proposed roofs disrupt the existing rooflines of the terrace, and the facade design and materials break fully from all of the neighbouring houses.
- ∞ While we are very supportive of the development of new homes in Camden, the high occupant density and basement-based design proposed for this 8 flat development is likely to affect neighbours and nearby residents in a variety of ways, including amenity disruption during construction, increased demand for parking spaces in an already fully occupied area, subsidence and structural impact issues given the proximity to a high speed and high traffic national railway, and waste management and collection.
- ∞ Given the narrowness of Ravenshaw street, we also foresee that the construction will generate important parking and traffic disruptions to drop off and pick up hours for Beckford primary school during the construction period, which would be a significant nuisance to neighbours along all of the 4 streets above and, more importantly, will likely increase the risk of accidents to children given the greater congestion and stress during drop off and pick up hours.
- ∞ The applicant has made no mention to the Fortune Green and West Hampstead Neighbourhood Plan. Moreover, from a heritage conservation perspective as well as from a sustainable development, environmental impact and resource efficiency perspective, proposing to demolish a Victorian period house and replace it with a modern design seems to violate the criteria of paragraph 131 of the National Planning Policy Framework as well as Camden's Policy DP22. The latter states: "The construction and occupation of buildings are major consumers of resources and can produce large quantities of waste and carbon emissions. The possibility of sensitively altering or retro-fitting buildings should always be strongly considered before demolition is proposed. All proposals for demolition and reconstruction should be fully justified in terms of the use of resources and energy, and the energy and water efficiency of the existing and proposed buildings."

In light of the above, we believe there are very strong grounds for the application to be refused and the developers to be asked to submit revised plans that are more respectful of the neighbourhood, the environment and its residents.

Sincerely,
Alexandra & Mauricio Bermudez
15 Dornfell Street



Dear Sirs,

My wife and I wish to object in the strongest terms to the planning application for the erection of 8 flats on the site currently known as 23A – 23B Ravenshaw Street. We believe that the proposed development MUST NOT be allowed to go ahead.

We wish to object on the following grounds:

The design of the proposed development is completely out of keeping with the surrounding area and in particular, the neighboring buildings.

The number of proposed flats is ridiculously large which could lead to a very high and unhealthy density of population. There being 4 times 3 bedded flats, and 4 times 2 bedded flats could, potentially, lead to 40 people living on what is a very small site. Parking is already very limited in the area, particularly at school drop-off and pick-up times, and these problems can only be exacerbated by the erection of 8 new dwellings and the services that they will require.

The geology and geography of the area is totally unsuitable for below-ground development. The site is on a hill and the houses on Ravenshaw Street have historically suffered very badly from subsidence and movement. One only needs to take a look at the neighboring properties to see the damage caused by subsidence to these properties. Excavation for a sub-surface development will cause movement to what are already very fragile, single walled houses. How would we be compensated and, by whom, for damage done to our properties caused by the excavation?

The noise, dirt, dust and general nuisance during the construction period will make our lives completely and utterly intolerable.

The construction of so many flats so close to the Beckford Street Primary school can only be seen as a safety hazard for the pupils, particularly at school drop-off and pick-up times. This will be particularly true during the construction phase.

The proposed development will lead to a lack of privacy and light for the neighboring properties.

There appears to be no provision for storage of bins or bikes. Given that there are 8 proposed properties, if each were to have a rubbish bin, a recycling bin and a food recycling bin then there could potentially be 24 bins outside the development which would be very unsightly.

As we have already said, the development MUST NOT be allowed to proceed