

2017/2092/

COPY
FOR
PLANNING

14 ALBAN HOUSE,
SUMMER CLOSE,
NEW ST JR.
18th MAY 2017.

FOR THE ATTENTION OF:
THE DISTRICT SURVEYOR AND
HEALTH & SAFETY.

RE : PROPOSED PLAN FOR HOLY
TRINITY. - TO WHICH I
STRONGLY OBJECT,
FOR STRUCTURAL AND
USAGE REASONS.

↳ STRUCTURAL

THE DEVELOPERS NOW WANT
A DOUBLE BASEMENT.

- a) THERE HAS BEEN NO
INSPECTION OF ALBAN HOUSE
FOUNDATIONS, AND
- b) NO REASON GIVEN FOR
WATER UNDER PAVING
STONES OUTSIDE THE
CHURCH. I SAW BOTH. -
THERE WAS NOT FLOWING
WATER, BUT V. SLOW
MOVING WATER. WHY. SODDEN
WOOD (3 PLANKS + SMALL
PIECES) OUT OF ADJ
NEAREST MAIN PAVEMENT
WHY

2

WHAT WAS THE CAUSE??
— THE DEVELOPERS SAY
"TWO RIVERS NEAR"

ALBAN HOUSE IS IMMEDIATELY
BEHIND HOLY TRINITY — WE
SHARE A WALL AND WE ARE
HIGHER, WITH A HILL
BEHIND US.

IS THE WATER I SAW
COMING FROM HIGHER
UP. — IF SO THESE
PLANS RE BASEMENTS
WILL ACT AS A DAM
CAUSING ALBAN HOUSE
MORE DAMAGE.

DISTRICT SURVEYOR PLEASE
NOTE. — LONG SERIES OF
VERY DRY WINTERS, THE
LAST WGT ONE, RAIN FOR
DAYS ON END APPROX 10
YEARS AGO — WE HAD
MAJOR WORK ON THE
LIFT. — TO DO THIS, LANCHAMS
OUR LIFT ENGINEERS NEEDED
ACCESS TO THE WELL OF
THE LIFT SHAFT. — THERE
WAS WATER — PERHAPS AN
INCH OR MORE. MY
NEIGHBOUR, PETER WHITE
WAS IN THE GARAGE AT

THE LIFT ENGINEER CALLED
HIM OVER, & HE ALSO TOLD
MY NEIGHBOUR THAT THE
LIFT ENGINEERS DID NOT
NEED TO GO TO THE WELL
EXCEPT FOR MAJOR WORK.

BUT WHY WAS IT THERE
IN THE FIRST PLACE?
NEITHER THE MANAGING
ENGINEER NOR THE BOARD
WERE ABLE TO INSPECT
FOR SOME DAYS - WATER
HAD DRAINED AWAY
AND A COAT OF SEALANT
APPLIED.

WHY WAS THE WATER
THERE IN THE FIRST PLACE?

WHY IS THERE ALWAYS
- AFTER SHOWER, ALWAYS
A LARGE PUDDLE IN
FRONT OF THE CHURCH
NOW

AND WHY DOES THE GUTTER
AT THAT PEDESTRIAN
CROSSING TAKE HOURS
TO DRY. EVERYWHERE
ELSE BOMBS DRY. YOU
WOULD NEVER HAVE
KNOWN THAT IT HAD
RAINED.

I AM VERY CONCERNED RE
ALBAN HOUSE FOUNDATIONST.

2 - HEALTH AND SAFETY

HERE WE MUST INCLUDE
120 FINCHLEY ROAD.

- a) NOT YET OPEN,
- b) ACCOMMODATION FOR
100 RESIDENTS
- c) SPAVENNA FRONT
- COMMERCIAL INCLUDING
A RESTAURANT.

+ HOLY TRINITY.

d) CONGREGATION 3450

+ EVENTS - END BY
10 P.M. - THEIR

WORD, THE

1ST ONE 10-15.

THEN WORK

WHILE THEY LEAVE

11 P.M. - A LARGE

NO. + X

VARIOUS EVENING

ACTIVITIES

DURING THE

WEEK - FINCHLEY

AT 10 P.M. "SOMETIMES

LATER" (CHURCH

QUOTE).

e) ALBAN HOUSE - RESIDENTIAL

- ALL AGES.

MANY WORKING IN

THE CITY V. LONG HOURS

- STARTING EARLY
2. REQUIRE TO GO
TO BED TO SLEEP

- LIKEWISE CHILDREN
AND PENSIONERS.

- OUR LEGISLATORS HAVE
A CLAUSE NO LOUD
NOISE (MUSIC, TV
TALKING) AFTER
10 PM.

CAN THIS BE A
CONDITION ON
BOTH HOSTEL
AND HOLY TRINITY?

DO RESPECT ALBAN HOUSE
RESIDENTS AND RATE
PAYERS

HEALTH: RUBBISH - SMELLS
FROM HOSTEL AND
CHURCH BEARING
IN MIND RESTAURANTS
ETC.

WHAT ARRANGEMENTS
HAVE BEEN MADE
FOR EITHER SITE
FOR COLLECTION,
NO ACCESS FOR
BIN LORRY TO
EITHER SITE?

b.

I HOPE THERE WILL BE
A COUNCIL MEETING RE CHUR
COULD ALL ALBAN HOUSE
OWNERS BE INFORMED.
I WILL CERTAINLY ATTEND
AND WOULD BE V. HAPPY
TO MAKE A BRIEF COMMENT
REGARDING THIS LETTER.

YOURS FAITHFULLY

JOANNA WARRING





1000



Flat 20 Alban House
5 Sumpter Close
London NW3 5JR

10th May 2017

Mr. David Peres Da Costa
Planning Officer
Planning Department
London Borough of Camden
5 Pancras Square
London N1C 4AG

Dear Sir,

**Re: Planning Application- N0. 2017/2092/P
Holy Trinity Church, Finchley Road NW3 5HT**

The residents of Alban House are greatly concerned by the recent commercial development proposal by the Holy Trinity Church. Alban House is a residential building situated just behind the Church and the British College of Osteopathic. Our only access route from the building to Finchley Road is by a narrow footpath between the Church and the College or alternatively by the private car park's vehicles entry. Very often the parked cars, because the narrow space in between, causes residents problems. This is particularly so when some elderly residents or parents using baby pushchairs find it impossible to pass through between the cars. Another safety issue of the car park vehicle entry is that there is no designated permanent space for emergency services such as for fire engines or ambulances. We do not know if this is in compliance with the current Health and Safety Regulations?

The application proposal by the church is mainly for income generating purpose with commercial / renting despite the Sunday worships. Church halls and rooms would be rented out. It is inevitable that the increasing number of activities and people using their facilities would adversely affect our residential nature environment. The unregulated, uncontrolled car park use by their customers would be adding more security and Health & Safety problems that I have mentioned.

They are also proposing to build higher up at the front on Finchley Road with flats and offices accommodation. The scale and the height of the building would be directly affecting Alban House environmentally as a whole especially to the lower front facing flats behind this proposed development. We understand that the development at 120 Finchley Road is a commercial building and their planning application was approved on such basis. But the Church site is not for commercial use. It is classified as a place for religious worship. We hope the Council would not allow the Church to change its use into a commercial one.

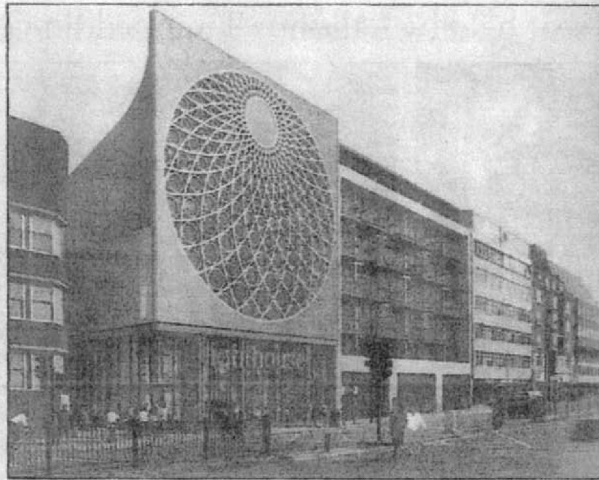
We would be grateful if you could look into our concern regarding this matter.

Yours Sincerely,

Francis Chung

Email: [REDACTED]

ALBAN HOUSE
5, SUMPTER CLOSE NW3 5JR



Above, the existing church. Right, artist's impression of the new Finchley Road building

Church rebrands itself as Lighthouse with six-storey centre for 21st century

A CHURCH is set to be demolished to make way for a striking new landmark community centre in Finchley Road. Eye-catching designs for the new Lighthouse Building reached the desks of Town Hall planners this week, as they began to review whether to approve a scheme to replace the

by **RICHARD OSLEY**
existing Holy Trinity Church.

The church wants to create a new six-storey building to allow it to expand. Inside, the planning application reveals, there will be a 450-seat auditorium, worship areas, a basement recording

studio, a fitness gym and ground-floor, healthy-eating cafe. The application says: "As their central motif, both the workshop space and the main facade are organised around the pure, universal form of the circle, familiar in the great rose windows and plan geometries of so many Christian

buildings." The plans have been developed over the last four years. A church has been on the site since 1871 when the old Holy Trinity was built as a place of worship for families of workers building the Metropolitan Line. It was declared unsafe in 1964 and demolished, with the present church built in the 1970s.

The application for the new Lighthouse Building says the church as it is "goes unnoticed by passers-by" and is "inefficient, tired and worn, and no longer appropriate for today's needs". The church will be renamed The Lighthouse under a "same church with a new identity" transformation. Church curate Reverend Kristin Bruess

says in a promotional film: "There are social needs out there of loneliness and isolation, the needs of people who have been left behind by society. The Lighthouse is an opportunity to fill that need in a beautiful way. When you think about the fact we have land and air on a major north-south artery where 29 million people a year pass by in one of the most influential cities in the world, the idea of creating a place of light and hope and love is so exciting." The Reverend Andy Keighley, a senior pastor adds: "The Lighthouse is about more than a project, it's about the development of a modern Christian centre for the 21st century and beyond."

HAMPSTEAD
ANTIQUE & CRAFT
EMPORIUM

Collective of Shoplets
Antique Vintage Retro & Contemporary

Cake & Healthy Food
Jewellery Fashion
Hats Nightwear
ANTIQUÉ QUILTS

Walk to school

Page 1 picture
CHILDREN performed "stomping exercises" on a West End stage as part of

exercising every day. The Camden Walking project maps out a series of routes around the borough that are

My name is Farbod Samadianpour and am the resident of Flat 12 Alban House, one of the front facing flats of the block. I am writing to you to express my total opposition in regards to the proposed development by the Holy Trinity Church, Application No. 2017/2092/P

This development is set to destroy the fabric of Alban House as a building and as a community and is in direct violation of the points I am going to outline below:

Overlooking: The proposed project is in total breach of our privacy. It has complete disregard to privacy of mine, my family and the rest of Alban House residents, especially the front facing flats which I reside in one. It has windows overlooking right onto our bedrooms and reception room, which would expose our living space and bedrooms at all times. The extreme close proximity of the proposed building to Alban House is troubling and is incredibly catastrophic. I have never seen anything remotely like it anywhere in London and I cannot understand how such a scheme is even proposed in the first place and what the people who are proposing it are even thinking.

Councils reject planning applications for overlooking onto someone's garden, yet I can't comprehend how the owners of the church are proposing such a preposterous plan. They are proposing to house troubled individuals with most likely criminal records into the proposed flats who would most likely commit criminal acts, putting our safety and security at risk.

Homelessness and Crime: We are a community of families at Alban House, we are constantly being threatened by the crime this Church is inviting to our living area with drunken homeless individuals sleeping on our path way at night and intrusion of criminals which occurred a few months back into our building where one of the directors had to call the police to have him removed.

General Noise: Holy Trinity is an establishment which I have reported to the Camden council on numerous occasions, due to their total disregard and disrespect to its neighbours. The excessive noise they have been creating over the years especially during the weekends and during their service is painful. They also have a tendency of renting out their space at night to private functions and parties which has caused us great distress. They have a full stack band in the church and are a public nuisance to their neighbouring residents. Camden's officers who I have spoken to on the phone, on number of occasions mentioned other buildings complaining about them as well.

Parking: Holy Trinity has been in violation of health and safety laws where its visitors are over occupying the parking spaces and right of way shared between Lief House, Alban House and themselves. They have been obstructing the fire point which is clearly marked in the parking area, and putting the lives of Alban House residents at risk in case of an emergency. The absurd proposal is simply going to make Alban House residents' living condition to deteriorate and put our lives at risk. We have disabled and elder residents incapable of moving in this block, who require constant medical attention and care. In case of an emergency, clear access for emergency services such as ambulance and fire engines is required at all times. In case of fire and evacuation under the proposed plan, Alban House will become completely isolated and inaccessible to and from the main road both due to the size and also the traffic this scheme is going to create.

The building is located on one of the busiest junctions of Finchley Road and the 450 seat auditorium proposal is simply going to disrupt and block access to and from the building and Finchley Road, and it's going to further Church's and its visiting guests' violations both in terms of right of way and noise. Finchley Road and the area as a whole would get affected as large number of their visitors travel by car, where they fail to mention in their reporting. This would

have unrepairable consequences, and in effect would make handling of such traffic volumes impossible.

We live in a compact land and I have enclosed links to photos clearly displaying how the parking spaces are being abused, with illegal parking practices carried out by them and their guests and also health and safety violations which takes place on regular basis at this site. They even had corpse on display with undertakers in the parking space. This carries a serious health risk, and also causes us great emotional pain, as no one should encounter such a scene walking out of their doorstep. (Reference: <http://imgur.com/a/Kfe5i>)

(More Picture References: <http://imgur.com/a/rrYFS> , <http://imgur.com/a/wgeul>)

Right of way and access: Such work would revoke two rights of access and would be against the health and safety standards as well as building regulations and London fire codes. The only means of access would be the driveway which is continuously obstructed by the visiting cars and would put Alban House at risk and in violation of the building regulations and fire codes which requires minimum of 2 clear exit at all times.

Air Quality: The propose plan is seeking to emit all their waste air on the back of their plot and right onto our flats, which is going to cause industrial noise in a residential area, as well as going to impact our health, as it omits waste toxic air out into the atmosphere and Alban House.

Right of Light: All main bedrooms and reception rooms of all front facing flats are going to get affected by sheer monster scale of this development. It is going to completely take away our right of light, which considering most of the months of the year are pretty cloudy and dark, we won't be receiving any light into our living space and are to be left in the cold and dark throughout.

Co2 Footprint: Loss of light would have a significant impact on Alban House's carbon footprint which is completely against the government's policy, aiming to promote lower Co2 emissions. This would lead to higher electricity and gas bills as the building would be put into dark and cold and instead of improving our energy efficiency and lowering of our Co2 footprint, it would have an adverse effect and would increase it dramatically.

Construction Noise: Considering Alban House is built on an elevated land and we are in Hampstead area where the soil is made up of clay, any excavation would have significant impact on our building's foundation and could result major unrepairable damages to Alban House's structure, flats and resident lives. The noise will be unbearable as we had to already put up with the construction of 120 Finchley Road and can tell you how glass fell off the table in my flat, due to vibration their machines were creating whilst digging holes in the ground, effectively making the flat inhabitable throughout.

Please also note, Alban House was the first building structure built on this plot, and the Church's construction only came after. The size of Church's structure was kept at this level for a clear reason, the fact that a residential block was housed behind it. The height and depth of this proposed building is completely unacceptable as its going to block off Alban House.

JW3 centre on the Finchley Road was built a few years back on a substantially larger plot of land, perhaps three times larger than this plot and despite of that, they stepped back drastically from the edge of the street and maintained a minimal footprint to have a low impact on their neighbours. This project is disregarding all principles and is aiming to completely ruin the standard and quality of life of its neighbouring residents, including Alban House.

This project is simply a proposal for destruction of lives of so many and in light of above and as a resident of Alban House and owner of a front facing flat, I urge you to reject this plan as

the disastrous implications of this scheme, is simply going to affect so many lives which is beyond the scope of this letter I am writing to you.

Kind regards
Farbod Samadianpour
Flat 12 Alban House
5 Sumpter Close
London NW3 5JR

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Flat 8, Alban House
5 Sumpter Close
London NW3 5JR

20 May 2017

Mr David Peres Da Costa
Planning Officer
Planning Department
London Borough of Camden
5 Pancras Square
London NIC 4AG

Dear Sir

Planning Application: No.2917/2092/P
Holy Trinity Church, Finchley Road NW3 5HT

I live in Alban House and am very concerned about the above Planning Application.

The proposed new building with so much added activities will no doubt enable an influx of cars into the already congested parking area outside Alban House. In the event of emergencies, the only direct access for fire engines and ambulances will be blocked. This will endanger the lives of all residents, especially the elderly and a wheelchair-bound sick person.

At the moment, if the main entrance of Alban House is blocked, residents can have an escape right of way route via the narrow alleyway (next to 120 Finchley Road) at the right side of Holy Trinity Church into Finchley Road. The proposed plan does not show any provision to retain the alleyway and Alban House residents cannot evacuate if the building is on fire.

The proposed Lighthouse usage is mostly inclined as a profit making community centre. They concentrate on taking rental and hiring fees from the recording studio, conference rooms, and the auditorium. The café, fitness studio, crèche, etc. are all duplication of facilities already existing in O2 Centre which is a stone's throw from the site. This residential area does not need another such establishment. It will only further disrupt residents' everyday living.

The front of the Lighthouse is planned to show a central motif of circles. To many people, it does not 'reflect rose windows in Christian buildings', but rather shows the project lost its main focus, turning in circles not knowing whether it is coming or going.

Holy Trinity Church is a place of Christian worship. Why is the present Cross, the basis and symbol of Christianity, to be taken away? How could anyone say that passers-by do not notice the church? The present big Cross is the most prominent feature along this part of Finchley Road.

Holy Trinity Church should not be demolished. Please reject this planning application.

Yours faithfully



Halina Steinmetz

