

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2391/P	Jeannette Boulind	2 Ulysses Road London NW6 1EE	19/06/2017 17:58:26	COMMNT	I would welcome and support more market days for the West Hampstead Farmers' Market. Making the market available more frequently will help the neighbourhood with improved access to fresh, seasonal food and also contribute to the neighbourhood's sense of community. Thanks!

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2391/P	WHLCG	5 Ranulf Road London NW2 2BT	22/06/2017 12:46:11	OBJNOT	<p>West Hampstead Local Consultation Group</p> <p>The Thameslink forecourt is designed as a major component of unimpeded on street interchange between the three stations. Integral to the design is a clean visual sighting of the station from West End Lane as it is set back down Iverson Road. It is designed to allow for a good circulation space for passengers and as an accumulation point for passengers when trains are halted at West Hampstead in emergencies. There was no provision for additional facilities on the forecourt eg power and water because its purpose is for transport not retail. The details are as follows:</p> <p>The Thameslink station is a major interchange point providing access to the Underground and Overground services.</p> <p>When the Thameslink station was being designed about 10 years ago there was a proposal to site it on the corner of West End Lane. Network Rail showed a number of new stations they were working on. All of these examples highlighted how little circulation space there was for passengers. Due to West Hampstead's position on the rail network, just outside a main London terminus, it was re-designed to also allow for large scale movement of passengers when trains were emptied at West Hampstead in an emergency.</p> <p>There were plans to have one integrated station but in the end, it was agreed to have 3 independent ones with good on street connectivity. The design of the new station went hand in hand with Camden council's West Hampstead Interchange Streetscape Project which recognised the need to improve cluttered and highly congested pavements to create more space for pedestrians.</p> <p>Additionally, it was recognised a green space would be lost on the embankment and the design allowed for an open/green space with the protected trees to compensate for this loss. The Network Rail document, West Hampstead Thameslink Replacement Station Building shows (Design and Access Statement- Revision B August 2010 and included in their planning application), the station was designed to serve the increasing number of passengers.</p> <p>The project was a new station building along with the expansion of the public realm to provide a clear view of the station from West End Lane providing clear way finding from provide a clear the other stations creating an 'intuitive and pleasurable link between West End Lane and the station'.</p> <p>This forecourt is designed to be a clear open space ('an external accumulation space') along with the key objective to improve visual connectivity with a clear view of the station from West End Lane.</p> <p>There is high volume interchange traffic between the stations. This is particularly the case during weekdays.</p> <p>The Farmers market is limited to Saturday mornings only when there is less interchange traffic. It is strictly controlled in terms of it's very specific timing and has a restricted design to allow fast removal of stalls in the event of an emergency.</p> <p>The Neighbourhood Plan states there should be protection of existing green/open space from significant damage, or loss through development. Clearly a 7days a week food market goes completely against this.</p> <p>The previous trial for a food market was hardly used and really detracted from this unique,</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					<p>pleasant open space.</p> <p>Air pollution is very high in this area and this will be exacerbated by traffic and oil based food cooking.</p> <p>There is deliberately no parking in this area. Daily loading and unloading will be a hindrance to interchanging passengers and create more frustration for drivers joining West End Lane from Iverson Road.</p> <p>West Hampstead Local Consultation is against this planning application.</p>
2017/2391/P	Janet Crawford	32 Kylemore Road NW6 2PT	23/06/2017 19:12:27	OBJ	<p>Although I think the Saturday Farmers' Market is a local asset, I object to this proposal because it seems to be just too much. London Farmers' Markets will be monopolising and controlling an area of public open space all day every day without a break.</p> <p>The application is for 'Commercial Change of Use', from public to private space. Although it is privately owned, the forecourt functions as public space. There is very little open public space in West Hampstead and we should hold onto what we have rather than giving it away to a profit making organisation</p> <p>Another issue will be traffic. The timetable suggests that on weekdays some stall holders will be setting up in the morning, then changing over with others at midday. This would cause general disruption on the roads three times a day.</p> <p>Something with fewer stalls for shorter periods on fewer days would be more acceptable.</p> <p>This scheme would prevent any other organisation using the space at any time. Moreover, the Saturday Farmers' Market will be less of an event if there is a market every day.</p>
2017/2391/P	Owain Franks	52 Cholmley Gardens London NW6 1AH	21/06/2017 09:22:00	COMMEM AIL	I support this application wholeheartedly. It will provide the area with better choice and more sustainable food than the many supermarket outlets. These sell largely prepared food and also have delivery lorries which block West End Lane regularly.
2017/2391/P	Owain Franks	52 Cholmley Gardens London NW6 1AH	21/06/2017 09:21:56	COMMEM AIL	I support this application wholeheartedly. It will provide the area with better choice and more sustainable food than the many supermarket outlets. These sell largely prepared food and also have delivery lorries which block West End Lane regularly.
2017/2391/P	Owain Franks	52 Cholmley Gardens London NW6 1AH	21/06/2017 09:21:54	COMMEM AIL	I support this application wholeheartedly. It will provide the area with better choice and more sustainable food than the many supermarket outlets. These sell largely prepared food and also have delivery lorries which block West End Lane regularly.
2017/2391/P	Emilia Slupecka	9 menelik road	19/06/2017 21:47:29	COMMNT	yessss

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2391/P	Owain Franks	52 Cholmley Gardens London NW6 1AH	21/06/2017 09:22:03	COMMEM AIL	I support this application wholeheartedly. It will provide the area with better choice and more sustainable food than the many supermarket outlets. These sell largely prepared food and also have delivery lorries which block West End Lane regularly.
2017/2391/P	B Lees	Banister mews	25/06/2017 22:26:57	COMNOT	Very concerned about the amount of rubbish that will accumulate. It is a wind blown site & Camden seems to struggle to keep West Hampstead & specifically West End Lane clean at the moment so really worry about the increase in eg. takeaway cartons that this will create. The application does not mention any provision for ensuring that rubbish will be cleaned up afterwards. Furthermore at the moment the Saturday market is a proper Farmers market & is great but this application mustn't allow the market to degenerate into a tatty clothing/goods market.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2391/P	Brigid Shaughnessy	20 Kylemore Road London NW6 2PT	24/06/2017 20:34:16	COMMNT	London Farmers Markets (LFM) have submitted this planning application for change of use - which, I believe will compromise the neighbourhood economy and harm our limited public realm and green environment.

LFM, offers no local investment, no new local employment opportunities or meaningful social or economic contribution to the host community. The Design and Access Statement (DAS) would award exclusive- 7 days a week, 12 hours a day control of a valued central location defined, by custom and practice, as 'public realm/ space'. The forecourt area is not and has never been 'merely a walk through' or an 'overspill' for the station and the original planning documents submitted by Network Rail in 2009 and 2010 included an undertaking to widen the pavement creating an 'attractive and safe movement route for pedestrians and opening up clear views of the station entrance from West End Lane'.

This objective is still very relevant in terms of safety and management of emergencies and the growing number of people passing through the area using the new Overground station as well as safeguarding many dozens of children due to be transiting by foot up West End Lane to the new Kingsgate school.

A Community Asset: The forecourt is an environmental and social asset which provides an outlet for pedestrian and commuter capacity and relief at the pinch points between the three busy stations of West Hampstead. It is the last remaining open green space for pedestrians, cyclists and commuters and an oasis in a hub of over-development. There has been inadequate consultation with the community and little detailed information about why and how LFM should be gifted this access and monopoly over an open space in central West Hampstead, detrimental to existing, small to medium independent businesses: Those paying very high business rates to locate here along with any new start-ups, will all face prejudicial competition from such a dominant private company backed by Govia. More than half a dozen of the small businesses canvassed on West End Lane near Thameslink (including M&S) were unaware of this proposal.

Parking & Traffic : The LFM Design and Access Statement states that the Market will open at 7:00am – setting up, idling and obstructing the already busy junction at West End Lane /Iverson Road. Residents directly opposite the site and neighbouring the Thameslink station have expressed concerns about existing problems with parking which create a serious loss of amenity as many of the Saturday Market vehicles park in neighbouring roads and do not leave the area.

For Iverson Road, Maygrove Road, Ariel Road and Loveridge Road., servicing up to 16 stalls in the 5 weekdays from 8:00 till 20:00 will block pedestrians' routes to and from the station and increase pressure on parking and traffic, causing more congestion and nuisance for local residents.

The immediate beneficiaries of this application are commuters, GTL trains and the London

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					Farmers Market and I request that Camden carefully assess the true cost-benefit of this application and refuse permission for the change of use as it stands as it is incompatible with local stakeholders' interests and the longstanding purpose of the station forecourt.
2017/2391/P	David Trunkfield	Ground floor flat 77 Canfield Gardens London NW6 3EA	24/06/2017 17:24:01	SUPPRT	I fully support this initiative. The farmers market on Saturday has rejuvenated West Hampstead and improved community links, as well as giving the local population access to local, seasonal produce. The forecourt is empty and windswept during the weeks, and an entirely wasted public space, so using this space for a more regular market makes a lot of sense
2017/2391/P	Xander Ancock	1 Westbere Road, Flat A NW2 3SP NW2 3SP	23/06/2017 21:00:00	SUPPRT	Great idea to use the empty great open space that the farmers market occupies. Providing support for small producers and businesses in London is really important. It seems every 2 months a local business shuts down so being able to help local producers and small business owners is very important. The very popular farmers market in West Hampstead should be extended where possible.
2017/2391/P	Simon Phillips	2 GLADYS RD NW6 2PX NW6 2PX	25/06/2017 23:12:39	COMMNT	I strongly object to this application. This will hinder foot traffic and increase road traffic on already extremely busy roads during the rush hours periods. There are already plenty of local food outlets in the area, both chain stores and independent retailers and so this will bring little extra benefit to the area. The other point of concern is this is a gateway application to make permanent structures, once the change of use of land is approved. A once a week market on a Saturday is currently quite sufficient and does not create any trouble for commuters.
2017/2391/P	Jacob Sager Weinstein	12 Queens Court West End Lane	19/06/2017 10:54:59	SUPPRT	The weekly farmer's market has been a very positive addition to West Hampstead. I very much support the idea of expanding it throughout the week.