

[REDACTED]

From: Diver, John
Sent: 12 July 2017 13:40
To: Planning
Subject: FW: Application 2017/2391/P - Thameslink Forecourt [REDACTED]

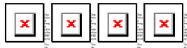
Good afternoon.

Could you please upload this objection comment to the above application?

Thank you,

John Diver
Planning Officer

Telephone: [REDACTED]



From: BM S [REDACTED]
Sent: 24 June 2017 20:40
To: Diver, John [REDACTED]
Subject: Application 2017/2391/P - Thameslink Forecourt

Dear Mr Diver,
RE: Application 2017/2391/P - Change of Use West Hampstead Thameslink Station Forecourt. I have made this Objection online but wanted also to copy to you to be sure it is registered.

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.

It 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 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.

--

Brigid Shaughnessy
20 Kylemore Road, London NW6 2pt

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2391/P	george downton	109b iverson road	13/07/2017 19:18:33	OBJ	please don't allow this. Sat and may be sun is ok. this was built as a community space if this goes ahead the whole point is lost. also it is planned that the farmers market would move to a new open space in the 156 wel development, or is just another false float like the new overground station at maiden lane or the reopening of York Way (road)
