

J Chen
53 Marlborough Mansions
Cannon Hill
London NW6 1JS

Planning Advice and Information Service
London Borough of Camden 2nd Floor,
5 Pancras Square c/o Town Hall,
Judd Street
London WC1H 9JE

12 July 2017

Dear Sir/Madam,

Reference: Application - 2016/7150/P

Installation of new boundary walls and railings to the front of each of the blocks forming the BAM Estate (Buckingham, Avenue and Marlborough Mansions).

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the work proposed.

I am living on Cannon Hill where the proposed work is going to take place. One of the greatest features of Cannon Hill is the green belt formed by the continuous lines of hedges. The high pillars and railings in the design will definitely break the continuity of this wonderful green belt (as shown in the pics attached). Thus, it will totally destroy this nicest feature even if hedges can be replanted in the future. Please see the attached photos of the contrasting scenery views of the part of the street with and without the high pillars.

The BAM estate argued the high pillars and railings were part of the original feature when the estate was built in the early 1900s. However, Cannon Hill is no longer the empty street as shown in the these old photos (no. 1-3) submitted in the planning application, rather it is now packed full of cars on both sides of the street. There is really no merit to build the pillars and railings because of this "original" feature that is outdated with the current situation. Adding the extra high pillars would only add the heaviness and darkness into the landscape rather than doing any conservation, while the railings might prevent the hedges to grow naturally. If anything, we should redress the issue by shortening the high pillars and removing the railings that are already built.

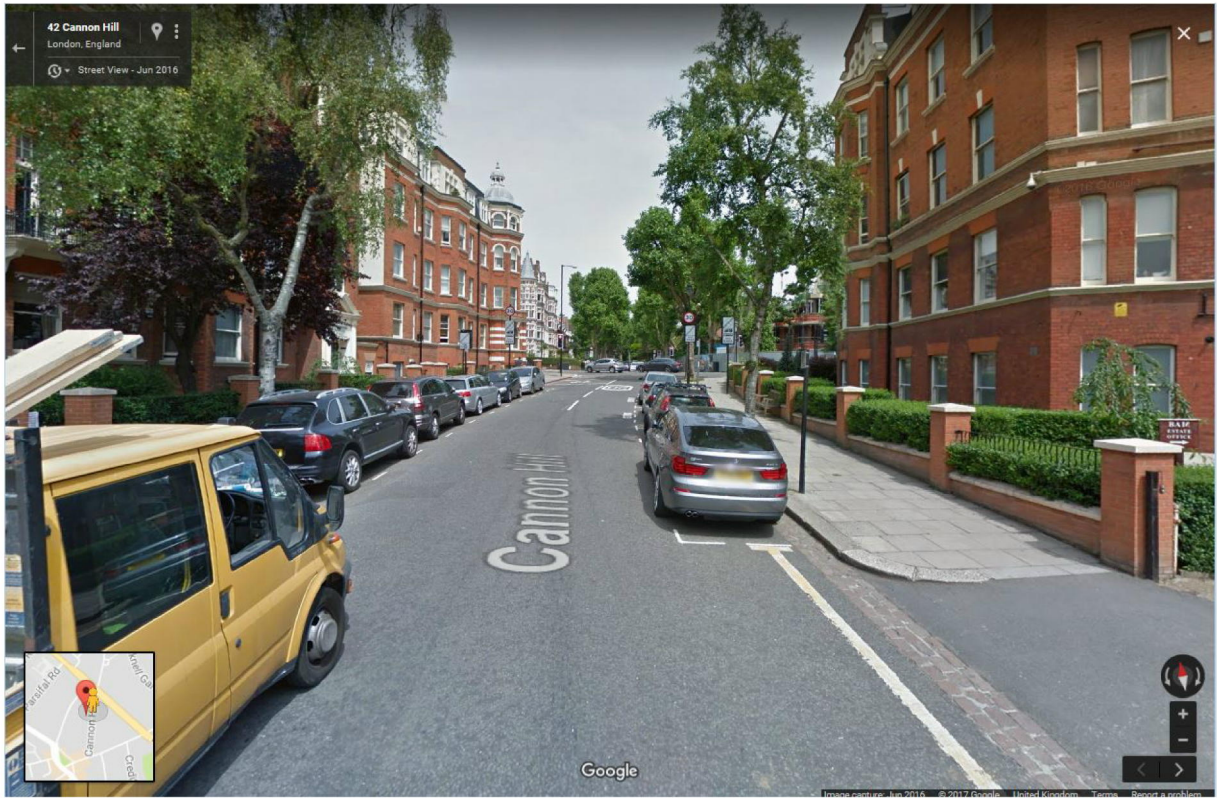
The hedge plays a vital role in maintaining the calm and clean environment on Cannon Hill. It takes year to have the hedges grow to the current mature and healthy status. Seeing these hedges being destructed in such a brutal way makes me feel devastated. I sincerely urge the estate manager/ directors /planning officer to visit the stretch of work carried out last year in front of 38-47 Marlborough Mansions, the replacement hedges have been re-planted for more than a year already, but they are non-comparable to the original hedges (contrary to what the applicant claims).

I hope on consideration of my concerns detailed above, you will be persuaded to reject the application submitted to carry out the work that would severely damage the local environment and the appearance of this wonderful street.

Yours Faithfully,

Jinliang Chen





Enirayetan, Oluwaseyi

From: [REDACTED]
Sent: 14 July 2017 09:44
To: Planning
Subject: BAM estate

Dear Sir,

I strongly object to the Application (2016/7150/P) on the following grounds:

It is factually incorrect: the form submitted by BAM estate states a) there are no hedges or trees on the proposed development site (section 15) and b) it is not in an area at risk of flooding (section12). Both these are untrue.

- The proposed wall is oversized, the pillars are too high, they darken the road, reducing light to basement flats.
- Hedge removal also removes pollution protection
- The Applicant's own Tree Protection Methodology Report does not suggest that there are any problems with the existing hedges.
- Behind the railings already constructed prior to planning permission being applied for, the hedges have not grown back as claimed.
- The proposal involves the destruction of mature hedges.
- The beauty of the roads will be affected, in contravention of the Council's own guidance (see West End Green Conservation Area appraisal and Management Strategy 28.2.2011).
- Non-street level views of the gardens and hedges, e.g. from residents' windows, have not been taken into account.
- The Council has planted more trees on these roads to help reduce flood risk, so taking out metres and metres of hedges will increase the risk.
- Council consultation has been very limited; placing notices on just a few lamp posts is inadequate and elderly and disabled residents are unlikely to see them.

Online consultation is not accessible to many older and disabled residents.

I trust you will take these significant objections into account and refuse planning permission.

Comments made by M.KOUSSARI, 19 BUCKINGHAM MANSIONS , NW6 1LR of 19 BUCKINGHAM MANSIONS, WEST END LANE, NW6 1LR

Phone [REDACTED]

E-Mail [REDACTED]

Preferred E-Mail [REDACTED]

Comment Type is Comment

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[REDACTED]

From: [REDACTED]
Sent: 14 July 2017 14:45
To: Gentet, Matthias
Cc: Planning
Subject: Objection to application 2016/7150/P

2016/7150/P
Susan Tigner [REDACTED]
Would like to object to the proposed fence. Likes the hedge.

David Peres da Costa
Senior Planning Officer
Regeneration and planning
Supporting Communities
London Borough of Camden
2nd floor, 5 Pancras Square, London N1C 4AG

Tel.: 020 7974 5262
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From 1 October 2016 you will not receive a letter from us if your neighbour submits a planning application. You can still find out about planning applications:

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- ∞ by signing up to planning e-alerts
- ∞ in the planning section of the [Camden Account](#)
- ∞ through adverts in the Camden New Journal and Ham & High

You can [sign up](#) to our new and improved planning e-alerts to let you know about new planning applications, decisions and appeals.