

Dawson (development), Barry

From: Russell, Lorna (Councillor)
Sent: 16 October 2017 11:16
To: Planning
Cc: Thuairne, Charles
Subject: Planning application 2016/3930/P

Dear Sir / Madam,

I am writing to strongly object to planning application 2016/3930/P, which concerns the demolition of the existing retail and residential building at 153-163 Broadhurst Gardens, and its replacement with a larger, five storey building.

I am very concerned that plans do not contain a single unit of affordable housing – a clear breach of planning policy. Further, the proposal, by virtue of its density and scale, would be an overdominant development that would have a negative impact on residents in neighbouring properties.

Affordable housing

I am absolutely dismayed that, despite 30 housing units being proposed, not one of them will be an affordable housing unit. This is in direct contravention to Local Plan Policy H4, which seeks to maximise the supply of affordable housing. This is a serious breach of planning policy, and therefore the application must be rejected.

Density & Scale

I am also concerned that the proposed development is too bulky, too high and too dense for the site. The existing building is three storeys high, yet this proposal is for a five storey building, which would be higher than anything else in the vicinity. As this site is in the South Hampstead Conservation Area, I must object to the plans to build something that is not in keeping with the character of the area.

The plans for a basement at the site are similarly concerning, as this is an area known to be at risk from surface water flooding. Carrying out basement work could exacerbate the situation.

Further, providing for 30 housing units would be far too dense for the space there, and would put additional pressures on neighbouring residents and local amenities. Little consideration also seems to have been given to the waste and storage requirements of the extra residents that would live there.

Impact of the works

I am additionally concerned about the effect that the demolition and construction phases of the development would have on local residents. Given the scale of the proposal, the works are likely to take a long time and cause considerable noise, disturbance and pollution, which will negatively impact the residents living nearby.

I also worry about how the works will affect traffic on the street. Broadhurst Gardens is a narrow one way street, and these works and their associated trucks, could take up a significant part of the road. I note that there is no comprehensive traffic and construction plan included in the application.

To conclude, I urge the Council to reject planning application 2016/3930/P as I believe the development is wholly inappropriate.

Kind regards,

Cllr Lorna Russell

Labour Councillor for Fortune Green

Cllr. Lorna Russell

Fortune Green Ward (Labour / Co-op)

London Borough of Camden