

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6045/P	Sorin Floti	39 South Hill Park Ground Floor London NW3 2ST	25/11/2017 22:12:19	OBJ	<p>Dear Sir or Madam,</p> <p>I would like to object to the proposed development.</p> <p>I believe the plans as they currently stand would be detrimental to the area for a number of reasons.</p> <p>The demolition of the reservoir and construction of the new units will create a lot of disruption to the lives of local residents, in the form of noise, dust, and increased traffic on roads in the area.</p> <p>What's more, the fact that the plans do not provide an adequate number of parking spots for the units developed will make it more difficult for local residents to park in the area.</p> <p>Additionally, I believe it is inadequate to offer no affordable units whatsoever.</p> <p>Finally, there is nothing on offer for local residents to compensate them for the decrease in quality of life that would occur as a result of the development. An example would've been the creation of a park on part of the space or offering local residents access to some of the communal amenities that would be built.</p> <p>Thank you for your consideration!</p>
2017/6045/P	Mark Spivey	41 Sarre Road NW2 3SN	28/11/2017 08:28:55	COMMEM AIL	<p>This is an intrusive development which should be refused permission for a number of reasons:</p> <ol style="list-style-type: none"> 1. The bulk and height of six storey blocks is unacceptable in what is currently a much loved community asset 2. It clearly contravenes Open Space protection policies 3. It will create significant levels of light, air and noise pollution in what is currently a peaceful, wild space 4. The traffic impact (for visitors and staff) on surrounding roads will be unacceptable, with no attempt to mitigate this in the designs 5. It destroys the habitat of a number of different wild animals including starlings and song thrushes 6. There are no affordable homes 7. The proposal effectively creates a self-contained enclave which is out of keeping with the rest of the area and entirely separate from the rest of the community

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2017/6045/P	Gavin Dunn	Flat 3 26 Gondar Gardens London NW6 1HG	27/11/2017 23:33:16	OBJ	<p>This proposed scheme represents the worst of all worlds for the local neighbourhood and for this protected open space.</p> <p>Camden should adhere to their own policies on the protection of open space and the preservation of habitats of wildlife and protected species such as the slow worms that currently live on the reservoir.</p> <p>Even if we accept that the site should be built on (and I don't), the development proposed by LifeCare is far too large. It relies on the permissions granted to previous schemes, neither of which have been approved in combination, but it goes further by proposing six storeys in the centre of the development. This is twice as many storeys as were approved (by the planning inspectorate, at appeal) for the original scheme and will protrude above ground level by at least four storeys, thus overlooking the existing properties on the south side of Gondar Gardens and having a negative impact on privacy, natural light and the view across London.</p> <p>With 82 flats the mooted scheme is also proposing around three times as many residences as the larger of the previously submitted plans. This would have a colossal impact on the quality of life in the surrounding streets - in terms of the building work; in terms of the pressure on local resources such as parking and traffic; and in terms of noise and light pollution. In return there do not seem to be any benefits to the locality, as it does not offer any affordable housing, nor any new, publicly available facilities.</p> <p>On a personal note, living in one of the upper flats backing onto the reservoir, this development would destroy a soothing open space where much birdlife and other wildlife can be observed and threatens to blot out our view which currently extends right across London to the south as far as the Surrey hills.</p>

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2017/6045/P	Alan Leach	13 Achilles Road West Hampstead London NW61DZ	27/11/2017 14:11:58	OBJ	<p>Dear Sir / Madam,</p> <p>I object to the planning application for the following reasons:</p> <ul style="list-style-type: none"> - this part of the NW6 area is densely populated already with the result that roads and other aspects of public infrastructure are struggling to cope... proceeding with this development will exacerbate this problem, especially in Gondar Gardens, the 'Greek Roads' and Mill Lane; - the land upon which the proposed development would take place is an important natural habitat for a variety of birds and other animals; - there are numerous more suited 'brown field' sites in Greater London where such development could occur to the more obvious benefit of other communities. <p>Yours sincerely,</p> <p>Alan Leach</p>
2017/6045/P	Pauline Cheeseman	62 Menelik Road West Hampstead London NW2 3RH	27/11/2017 22:29:39	INT	<p>I feel this proposed luxury development is totally inappropriate for our area. It is too large and too dense: in terms of number of flats, beds and height. It will tower above the houses and flats surrounding it. It takes away almost totally our green lung, and destroys habitat. There is virtually no on-site car parking, which will result in even more pressure on parking on our already busy streets. The design seems poor: there is little common outside garden, and it seems little light will be able to get through to the inner areas. I would have welcomed a smaller, more financially accessible extra care sheltered housing facility, but not this monstrosity of a plan.</p>

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2017/6045/P	Will Atkins	London Essex and Hertfordshire Amphibian and Reptile Trust 5 Roughdown Villas Road Hemel Hempstead Hertfordshire HP3 0AX	26/11/2017 09:26:13	OBJ	<p>Application Number 2017/6045/P</p> <p>We write to oppose the above planning application for the reasons given in our correspondence relating to the previous application for development of this site ref: 2011/0395/P.</p> <p>Specifically that the presence of slowworm <i>Anguis fragilis</i> on the site is, to the best of our knowledge, unique in the London Borough of Camden and therefore that the site represents a significant contribution to the Borough's biodiversity. The application would substantially reduce the available open space and therefore the habitat used by slowworms on the site, jeopardising their future.</p> <p>Although a thorough programme of mitigation may compensate in some cases for the statutory legal provision accorded to slowworms under The Wildlife and Countryside Act 1981 (as amended), the reduction in habitat from the proposed housing and consequently increased risk of arson, predation by domestic cats and possible disturbance and collection all suggest that the future of the slowworm population could not be guaranteed. The loss of this unique population would have a negative impact on the Borough of Camden's biodiversity.</p>
2017/6045/P	John & Marie Woods	21 Hillfield Road London NW61QD	26/11/2017 13:12:07	OBJEMPE R	<p>We object to this planning application because 1) it contravenes policies on protection of Open Space, which as residents we have come to depend on for the quality of life. 2) It threatens to destroy the habitat of protected slow worms and red-listed birds including starlings and song thrushes.</p> <p>3) It will destroy views across the site acknowledged as a public asset, and remove a vital green lung in a built-up area. 4) It would be of excessive bulk and height and represent unnecessary and unwanted over-development – 82 luxury flats and 15 nursing beds in six-storey blocks, with a private swimming pool and catering and nursing facilities is simply too much. 5) It does not provide any affordable homes, but instead creates an exclusive self-contained luxury enclave that isn't part of our community.</p> <p>6) It is clear that the look of the proposed development's materials and window details are inconsistent with the surrounding area. 7) Air, noise and light pollution will destroy our usually quiet and undisturbed space. There would be unacceptable levels of traffic and parking for visitors and servicing. The chauffeur-driven cars and one visitor space in the basement, would not cover the needs of all the residents many of whom will arrive with 'blue badges' and so be exempt from parking restrictions. This together with the up to 30 care staff's parking needs will seriously affect our already over stretched parking facilities park on the street? 8) The planned rubbish collection three days a week, will seriously interfere with the functioning of Gondar Gardens.</p>

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2017/6045/P	Penny Brown	Flat A 67 Gondar Gardens Fortune Green London NW6 1EP	27/11/2017 09:02:35	OBJEMPE R	As a densely populated area Gondar Gardens needs to maintain any green spaces that exist. Adding more residencies that require intensive maintenance and extra traffic will only reduce the already limited space for local people. And once again outsiders are being catered for with no recompense for local people. This area particularly needs provision for affordable homes. Buying or renting in this area is well out of the reach of the majority of Londoners not to mention Camden residence.
2017/6045/P	Jean M Hornbuckle	1 Hillfield Road London NW6 1QD	25/11/2017 16:59:35	OBJNOT	<p>This is a far too ambitious and totally unwanted over-development</p> <p>1). It will create an exclusive community on the lines of the American gated communities. It is on the brow of steep hill, which will discourage residents from walking down to the local shops, pubs, restaurants and library, or taking part in wider community events.</p> <p>2) Access to bus stops involves either a flatter but longer walk, or down the hill; neither of which is ideal for elderly people.</p> <p>3) The only alternative is private vehicles. These, coupled with parking for visitors and other vehicles necessary for the residents, will add to the already unacceptable levels of congestion, noise and pollution that afflict this area, and is completely unacceptable.</p> <p>4) Homes for elderly people are vital as are affordable homes (not mentioned in the plans), but this development appears to be aimed at the wealthier, who would probably prefer to live in more open surroundings rather than being squeezed into the middle of a highly developed area with only views of garages, houses and back gardens to look at out of their windows.</p> <p>5) The land is well-known as a wild life habitat for various protected species and has been acknowledged as such in the past by Camden. It appears that they would contravene their own policies on the protection of Open Spaces if this development is allowed. The building works will lead to the destruction of habitats of protected species. The reasons above are why I strongly oppose this proposed use of the land. Please do not allow this application to be granted</p>

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2017/6045/P	Phillip & Susan	ground floor flat 4 somali road NW23RL	27/11/2017 09:16:11	OBJ	<p>We wish to object to this application on the following grounds:</p> <ol style="list-style-type: none"> 1. This is one of the most prominent sites in the area, and the quality of design falls short of that which would be acceptable. 2. Any development would overlook many nearby homes and the height proposed is excessive, as would be anything above the prevalent height of two-four storeys. 3. Gondar Gardens is steeply sloping and has few community facilities nearby, which is why the applicant has sought to pack too many ancillary services into the proposal. Residents would either be stranded on the site or reliant on vehicular transport. The former is socially unacceptable, the latter an unacceptable traffic burden on this and nearby roads, which are extremely narrow and in high parking demand. 4. The proposal offers no community gain and considerable loss of amenity. 5. The design faults and lack of consideration of the existing community suggest the overriding motive of the applicant is maximising profit by creating a community of rich residents insulated from the surrounding, less affluent community while imposing an unacceptable burden on its amenity and facilities.
2017/6045/P	Richard Freeman	3 Kenmare Mansions Gondar Gardens London NW6 1ET	27/11/2017 15:50:15	OBJ	<p>I have been a resident of Gondar Gardens for 36 years, and I strongly object to the proposals for the development of the Reservoir site.</p> <p>The size of the development will change the nature of our community, increasing traffic to and from the home along what is currently a quiet residential street. The added pressure on parking will mean residents having to park further from their homes, despite already paying for the privilege of parking .</p> <p>This is one of the few remaining green spaces in the area, affording open views from homes in Gondar Gardens, and any proposed development should open up the space to the community.</p> <p>This is clearly the wrong type of development for this site, allowing a commercial enterprise to create a closed community , and doing nothing at all to provide much needed affordable housing</p>

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2017/6045/P	c l green	29 hillfield road london nw6 1qd	26/11/2017 08:43:08	COMMNT	<p>I am appalled by and totally opposed to this planning application.</p> <p>The proposed development is out of all proportion to the neighbourhood and would create an exclusive enclosed community that contributes nothing to the neighbourhood. This cannot be what Camden needs.</p> <p>There is no affordable housing provision. The size of the buildings is out of proportion to the area.</p> <p>There would be destruction of the 'green lung' which is of environmental value and which London profoundly needs.</p> <p>The already traffic clogged Mill Lane would become an even greater hazard than it already is for pedestrians, cyclists and other road users.</p> <p>I believe also that this development would contravene existing policies on open space.</p> <p>The wildlife that inhabits this site would be destroyed to be replaced by a scheme of no real value to the local community.</p> <p>West Hamsptead has already borne more than its fair share of new development.</p>

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2017/6045/P	Eleanor Naughten	2b Hillfield Road London NW6 1QE	26/11/2017 19:06:40	OBJEMAI L	<p>I am writing to object to this application. This application contains far too many dwellings and is designed to create a luxury retirement community which will not form an integral part of the local community. The overload on the local infrastructure will not be compensated in anyway by community gains but instead the only people gaining from this greedy development will be the developers.</p> <p>The application as I understand it builds on two mutually exclusive planning proposals and combines them in an unacceptable way. The application will result in the destruction of a unique urban green space which I understand previous planning officers have said should be protected. The wildlife will be severely impacted as will the local environment.</p> <p>Furthermore, the imposition of 72 new dwellings in such an already crowded local community will result in unacceptable overload for the local infrastructure. As an example, I already dread getting on the C11 bus (which I often have to get as I have a young child and cannot walk into West Hampstead) because it is so completely overused. Addition of 72 retirement dwellings will add unacceptable strain to an already overstrained infrastructure.</p> <p>The developers have put in this application in spite of local views. they have had a facade of consultation but this was merely designed to pay lip service to the requirements and in fact they have taken no account of anything anyone has said. The only thing they have taken account of is how to maximise their own profits at the expense of the local community.</p> <p>Finally I would say that the disruption we would expect during the build itself would also be significant and unacceptable. The thought of hundreds of heavy lorries trundling up and parked up Gondar Gardens for probably years is horrific as a local resident.</p>

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2017/6045/P	Mark Stanton	55 Gondar Gardens West Hampstead NW6 1EP	26/11/2017 22:28:53	COMMNT	As a resident of Gondar Gardens I would like to object to the proposed development. The street is currently a peaceful place to live, despite the already overcrowded roads and chronic lack of parking spaces.

I feel that the LifeCare Residences application contravenes a number of Camden's policies

- Contravene policies on protection of Open Space
- Destroy the habitat of protected slow worms and red-listed birds including starlings and song thrushes
- Destroy views across the site acknowledged as a public asset, and remove a vital green lung in a built-up area*
- Be of excessive bulk and height and represent unnecessary and unwanted over-development
- 82 luxury flats and 15 nursing beds in six-storey blocks, with a private swimming pool and catering and nursing facilities will create unworkable traffic, parking and servicing plans.
- Does not provide any affordable homes and will simply create an exclusive self-contained luxury enclave that isn't part of our community
- Create air, noise and light pollution in an unusually quiet and undisturbed space
- Generate unacceptable levels of traffic and parking for visitors and servicing***
- Falsely, rely on mutually exclusive 'centre' and 'frontage' approvals as a precedent for a 'combined' scheme

Traffic flow through the street is already presents difficulties. The Mill Lane junction is dangerously busy, whilst the northern end is small and has double-parked cars. No lorries, whether for building or servicing, will be able to safely make these journeys, especially during the drop off/pick up times at the local schools. Children's lives will be endangered and the quality of all our lives will be greatly reduced due to building noise and then traffic pollution and parking issues.

The overall effects of the scheme have not been thought through and the impact on our local community will be severe

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2017/6045/P	Evgeny Gaevskiy	Ground Floor 17 Hillfield Road nw6 1qd	27/11/2017 00:08:20	OBJ	<p>Dear Sirs,</p> <p>I object the development application for Gondar gardens as presented. Our garden is facing the Gondar reservoir and we bought this property to enjoy the quiet and green surroundings. The new project does not fit current environment, it is too big, isolated from the local community and will create a lot of inconvenience during the construction period and thereafter. The new buildings will have dry air coolers, located on the roof of the building, creating a mechanical noise in the level above the thresholds, that is simply unacceptable not only because of excessive level but also a mechanical nature. The pictures from visual cameras generating the pictures from the street, however, no pictures were provided from the rear gardens/garden windows of properties on Hillfield road and Gondar Gardens – the view will be changed completely due to the height of proposed buildings. According to Thames Water, the existing water infrastructure has insufficient capacity (and the project provides for construction of swimming pool?). These are just an examples of concerns, which would qualify this project as unfit for this site and other residence voiced their concerns as well.</p> <p>Kind regards, Evgeny Gaevskiy</p>
