

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6045/P	Carl Bradshaw	17 Hillfield Road London NW6 1QD	28/11/2017 14:53:19	OBJCOMP AP	On behalf of my young family living in a property overlooking the site, I strongly disapprove of the proposal. The development will completely transform what is currently a tranquil open space enjoyed by all of its neighbours into a large private complex creating noise and light pollution and significantly increasing traffic and parking congestion on the surrounding roads. The design is particularly ill-considered with six-storey blocks towering over the neighbouring properties. Make this a green space that local residents can enjoy and if private development is essential to fund that, keep it to an absolute minimum (82 luxury flats is not an absolute minimum).
2017/6045/P	Richard Milestone	44 Agamemnon Road London NW6 1EN	28/11/2017 23:33:06	OBJ	<p>I am writing to object to the proposed Gondar Gardens reservoir development. Whilst I am, in principle, in favour of the site being developed, the latest proposal is excessive in size. I simply can't see how an additional 82 flats and a nursing home would not have a significant impact on the surrounding area- not just noise (in what is one of the quietest parts of the neighbourhood) or bulk- when I look out my window onto the reservoir the view will be significantly harmed but also practicalities such as parking.</p> <p>Other no-parking developments in the area (West Hampstead Square, the developments along Iverson Road and Maygrove Road) have caused mayhem for residents in those roads because unsurprisingly, residents and visitors park their cars in parking bays outside restricted hours. People find a way to do this even if there is no ability to purchase a parking permit. I fail to see why the same would not happen here- and will be even worse given that we only have restrictions from 10am-midday. As a retirement development, I would expect not just residents to want to park in the surrounding roads but also a significant number of visitors and presumably staff. This would have a huge detrimental impact on the residents of Gondar Gardens, Agamemnon Road, Hillfield Road and Sarre Road.</p> <p>For the above reasons I hope that the application will be rejected.</p>

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2017/6045/P	Ross Haggith	Top Floor Flat 12 Agamemnon Road London NW61DY	28/11/2017 23:07:08	OBJ	<p>To whom it may concern,</p> <p>I am writing to object to the proposed development of Gondar Garden's Reservoir by Lifecare. I object to the proposed development as the reservoir is a vital green lung in the local area- something which is truly one of kind in the West Hampsted locale-and is home to protected fauna, whose habitat would be destroyed as a result of the huge size and scale of the proposed development. It without doubt contravenes policies on open space and would destroy the habitat of protected slow worms and red-listed birds including starlings and song thrushes.</p> <p>Moreover, the local infrastructure would be unable to handle the likely knock on effects of the development including traffic, noise and light pollution as a result of parking for visitors and servicing. The development is clearly excessively high and expansive and efforts to mitigate its anticipated negative impact are frankly not fit for purpose.</p> <p>Furthermore, in terms of our local community, the creation of an exclusive self-contained luxury enclave would not enrich or contribute to the dynamism and diversity of the area and in fact, would contribute to social segregation. The reservoir space is very important to local residents, providing a feeling of openness with views across the reservoir both from the street towards Hampstead and from surrounding homes- it is a genuine public asset and any development would constitute a destruction of this asset. This would be an affront to the local community and the natural environment.</p> <p>I am firmly opposed to this development and would like to publicly register my objection with you. Please could you take this into account when considering the planning application.</p> <p>Yours faithfully, Mr Haggith</p>

2017/6045/P	Philip Wolmuth	19 Menelik Road	28/11/2017 12:39:26	COMNOT	<p>Unsuitable site for such intensive development due to problems of access for vehicles (transport and delivery), for pedestrians requiring extra care accommodation, and for visitors. Inadequate parking provision.</p> <p>The subterranean floors and basements, and the below ground level spaces around them, will create access problems for deliveries, will be vulnerable to water penetration, and set a bad precedent for undesirable basement developments and their associated ground water problems in the area.</p>
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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 may 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>

2017/6045/P	Jane Matheson	19 Menelik Road London NW2 3RJ	28/11/2017 10:30:10	COMMNT	<p>I strongly object to the planning application:</p> <ol style="list-style-type: none"> 1. Highly unsuitable site for homes for older people - at the top of a steep hill, that is exposed and icy in winter. Half of the development will be underground - dark and dank. 2. Design is too dense resulting in over development of site. 3. There is a local need for homes suitable and affordable for older people but this is a luxury scheme for the extremely wealthy. 4. Wildlife - currently the site provides a rare home for unusual wildlife - this should be valued and protected in this inner city neighbourhood. 5. Access during construction will be extremely disruptive locally - difficult to negotiate small roads, turn ins and narrow road on steep hill. 6. Post-construction - there will be high levels of traffic and parking in an already congested area. Although there are restrictions on the new residents owning cars there will be high numbers of visitors, delivery and service vehicles etc - the impact of this has been seriously underestimated. 7. I live locally in Menelik Road and walk along Gondar Gardens on a daily basis. In common with many residents I walk a circuit including the pathway by the Cemetery and Gondar Gardens, and use an alley way from Sarre Road to Gondar to reach public transport. The impact of the proposed development for those of us a street away will be huge - we will lose green, open space and fresh air - all important to mental and physical health.
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2017/6045/P	Pauline Cheeseman	62 Menelik Road West Hampstead London NW2 3RH	27/11/2017 22:29:39	INT	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.

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2017/6045/P	Rob Marshall	24 Gondar Gardens West Hampstead 24 Gondar Gardens	28/11/2017 22:34:19	OBJ	<p>I am writing to object to the planning proposals for the Gondar Gardens reservoir. I have attended both of the drop-in consultations at Emmanuel Church, where I viewed the plans and engaged with the architects and other parties involved. My objections are as follows:</p> <ol style="list-style-type: none"> 1. Design. The proposed plans are completely out of character – in materials and design - with the surrounding neighbourhood, which consists almost entirely of period Victorian/Edwardian properties. I can see no reason to interpose an unsympathetic scheme of this scale in a residential area that is highly regarded for the aesthetics of its existing terraces and mansion blocks. 2. Scale. The proposed blocks tower well above the height of already tall mansion blocks, spoiling the lines of sight both to and from the graceful period buildings. The designer's claims that the design 'follows the topography of the site' are not credible; instead the scheme reflects an opportunistic attempt to capture private views that will secure the premium profits targeted for luxury units, at the expense of many public and private landscapes. The squat bulk of the units will interfere with precious sources of light during the day, and greatly increase light pollution at night. 3. Air quality. Previous planning officials have recognised the rare characteristics of the site as a 'green lung' for the area. Only a small distance away, Mill Lane has been identified as a black spot for air pollution, putting our children at local schools at risk. We can ill afford to squander more of nature's defences against this accelerating threat. Once our few remaining green spaces are put over to development, there is no return. 4. Wildlife. Having lived in NW6 for many years, we have observed that the reservoir does indeed support a greater volume and diversity of wildlife than we have seen elsewhere in the borough. Long-term, the change of use will displace flora and fauna from their habitat. In the short-term, it seems inevitable that the promises of 'considerate contractors' will prove empty, and the disruptive construction phase will cause irreparable damage. 5. Use. I acknowledge the urgent need for new housing in our city and borough. Previous schemes for the site have at least shown some regard for this need and – in density, design and content – have been more sympathetic. The project sponsors lacked credibility when arguing the need for a luxury retirement scheme of this nature. As an example, they seemed unconcerned that the hill approaching the site is difficult even for able-bodied locals – it is far from clear to me how the location could be deemed appropriate and accessible for more elderly residents. 6. Access and parking. The surrounding roads are narrow and steep. The weight of construction traffic and, subsequently, access for residents, visitors and suppliers, would test the safety and capacity of the roads and nearby parking beyond their credible limit. <p>I have observed no support in the community for this development, nor any evidence that the applicants have engaged with the concerns of local residents. The design shows no engagement with nor respect for the natural or built environment in our area: in materials,</p>

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					<p>bulk, design or impact. In all of these areas, the scheme is demonstrably more aggressive than prior schemes that have been rejected by the planners. I firmly believe that the exclusive LifeCare scheme should also be rejected.</p> <p>I further hope that Camden will consider modern funding alternatives to see the space protected and opened to community use, supporting a more modest development of residential and publicly accessible leisure facilities and green space. The reservoir is a grand and historic public asset that could support a far more imaginative and socially-purposed scheme.</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