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**From:** [REDACTED]  
**Sent:** 07 December 2017 19:17  
**To:** Planning  
**Subject:** 2017/6045/P

Dear Planning Officers

I am writing to object most strongly to this planning application submitted by LifeCare Residences. The plan contravenes policies on the protection of Open Space and the protection of Sites of Nature Conservation Interest. The Gondar Gardens Reservoir Site is an open green space overlooked from the windows of the houses of the four roads that surround it. The views into and across the site and beyond are wonderful and very much valued by the local residents in the 200 or so flats and houses around the site. The view from the street has been restricted since 2010 by the hoarding erected by the previous developer. This does not restrict other members of the public appreciating the open space as it is a tranquil, quiet area which very much adds to the enjoyment of living in this part of West Hampstead. The only sound emanating from the site is that of bird song.

The SNCI designation operates over the whole site from Agamemnon Road in the east to Gondar Gardens in the west except for the narrow strip of concrete across the front. The 2013 and the 2015 Planning Inspectors said the site was of high environmental value. The proposed plan to dig up 67% of the site during construction will destroy much of the habitat for the protected species of slow worms and the red and amber listed birds as well as other fauna such as hedgehogs, toads, stag beetles and at the same time destroying interesting and unusual flora. The commuting routes of the bats foraging on the site will be interrupted. Post construction the proposed mitigation of green and brown roofs will not replace this loss in that many of the species of wildlife will not be able to utilise these. Slow worms can't climb buildings. The destruction of the grassland at the eastern end will be replaced by contours in order to let light into the underground section of the development. This again will not replace in quantity the grassland that has been lost and these contours will be seeded on fresh topsoil and will take time to grow.

Furthermore the proposed buildings are too high and too bulky and do not complement the designs in the surrounding area. The linking buildings between the six storey blocks are higher than the roof of my house and those of my neighbours. All the views from much of north Gondar Gardens will be lost. There will be light loss and overshadowing because of the height of the buildings. Probably all winter sunshine will be lost to many residences. The north east mansion block (number5) will be approximately 4 or 5m directly south and behind our back fence. From the "photo" on page 72 Fig 4.44 it will have projecting balconies which look both east and north. These will look directly into our house, the upper floor windows are bedrooms and the ground floor has large glass windows. At present nothing overlooks us. There are no precedents for buildings on this scale on this site. The two previous plans, which were granted permission, were much less intrusive and considered in isolation ie they are mutually exclusive.

This is a commercial development which is out of place in a residential street. The servicing of the care home, the restaurant, the swimming pool etc. and car free nature of the development will add to the traffic congestion. Retirees will need to shop for food. They will use cabs or taxis or require home delivery. Large supermarkets are more than walking distance away. The staff and visitors will park on Gondar Gardens (outside of CPZ hours) which is already heavily congested.

There are no affordable homes which are so badly needed. The developer argues that C2 designated homes do not have to contribute to affordable homes. Are flats that are designed for independent living for elderly people correctly labelled C2?

Lastly this is an exclusive inward looking enclave of residences with many luxury amenities which the developer boasts will exclude local residents. It will double the population of Gondar Gardens and will make life more difficult for the local community. I urge you to reject this proposal.

Yours faithfully  
Christine McCormick

Sent from my iPad

