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**From:** Clapham, Stuart  
**Sent:** 25 July 2018 11:48  
**To:** Planning  
**Subject:** FW: objection Streatley Place, Hampstead and planning process

Hello

Please could you register this objection under 2018/2859/P (6 Streatley Place)

Thanks  
Stuart

Stuart Clapham  
Planner

Telephone: 02079743688



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**From:** [REDACTED]  
**Sent:** 25 July 2018 07:21

**Subject:** objection Streatley Place, Hampstead and planning process

Dear Case Officer, Development Manager and Councillor,

I am writing to object to the proposed development plan at Streatley Place, and ask for my objection to be added to the file.

I am ALSO writing to object to the inadequate process which Camden itself has used to consider this planning process.

I live in 1 Boades Mews, NW3 1DB, which is the footpath that directly connects with Streatley Place and New End. I have previously objected to applications for planning permission for the site at Streatley Place.

Why have I not been informed by Camden that a new planning permission has been submitted and is scheduled to be considered now? My understanding is that Camden has a duty to alert and inform all residents in the neighbourhood potentially affected by a planning permission -- and certainly that Camden needs to inform residents who have previously submitted objections to schemes on that site. You have my details on file from previous objections.

Please let me know if I am incorrect, but this was my distinct and clear understanding from previous applications for this site.

The first I learn about this application is a day ago from an email circulated by the Flask Walk Neighborhood Association.

I further need to note that the information circulated by Camden is contradictory -- your webpage states one deadline for objections. The earlier email exchange between Alex Bushell and Councillor Stark and the neighborhood association states a different date.

In view of this, I strongly believe that Camden needs to start this process properly and from the start, set a new date for consideration of this planning application and first inform affected residents as it is their duty to.

How can residents submit their views on a planning application if they are not informed that a planning application has been submitted and is under consideration? I'd also like to ask my Councillor Stephen Stark to raise this very fundamental procedural issue with the Council and to ask for the discussion on this planning permission to be postponed until Camden has followed the necessary steps of informing residents. This matter is the more necessary since, as Councillor Stark has pointed out, the deadline chosen for consideration (regardless whether it is the one on the Camden webpage or the one circulating by email) is right in the middle of the school holidays with many residents away and, crucially, with the large primary school New End School, which will be heavily affected by the plan, closed for the holidays.

Let me know briefly move on to my objections to this planning permission which remains unchanged from what I submitted on previous occasions. It remains out of character with the area and thus does not conform to the requirements of the Conservation Zone. Above all, the site has no immediate access to a road, which means that any building plan is illusory unless it is linked to and considered together with a construction management plan. Without having any immediate access to a road for the movement of machinery, tools, materials and soil, any development of this site raises serious health and safety dangers, including for young children and their parents who enter New End School and the Nursery via Streatley Place and Boades Mews and use the pedestrian footpath of both Streatley Place and Boades Mews as a play area. In addition to the immediate neighbours, any building works on this site thus impinge on the living and working conditions of neighbours living on Streatley Place, Boades Mews and also New End (which is where the road ends) and threatens to substantially undermine their right to a decent quality of life. The knock on effects of this building plan for air quality (where, I understand, Camden is currently in breach of regulations) need to be considered in addition.

A final point: the Streatley Place site, which is in the middle of a pedestrianised area, is a good case to point out how it does not make sense to consider an application for a planned building in isolation from the necessary construction, management and transport implications that any building on such a site involves. The discussion of planning applications should bear this in mind, and I hope you will do so, and look forward to receiving the proper and required information from Camden about this planning application when you decide to reschedule this case as requested

best wishes



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