

From: Stark, Stephen (Councillor)
Sent: 27 July 2018 18:46
To: Clapham, Stuart [REDACTED]
Cc: Bushell, Alex [REDACTED]
Subject: 6 Streatley Place NW3 -: Objection to planning application 2018/2859/P

Sir,

This, is I think, the third planning application for this site and the third developer who by incremental changes to the planning application is increasing its size, bulking and effect on the surrounding area, its neighbours and the people who use the area. Each time the developer will tell planners that the changes are small and will have little or no effect. I urge the planning authority to review and make comment on the development afresh and look very closely at its negative effect. There is a shear wall over 6m high flanking onto Streatley Place making what is a historic and pleasant pedestrianized walkway into an overbearing dark and unsafe alley. The proposed basement is over 5m deep which is monstrously deeper than the permitted single storey basement.

Camden Council do not have the experience nor expertise to assess the loss of light to the surrounding properties and the effect it will have on the lives of those living in the buildings close by. Camden Council should commission an independent report on the effect which the development will have on the neighbouring properties. This should be commissioned by Camden Council but funded by the developer. How this is set up is most important as he who pays the piper plays the tunes.

The entrances to the proposed new building are too close to the Streatley Place steps and will create danger to the public including children.

The new developer is now proposing to include a basement. I am pleased that an independent structural review of the proposed basement is being arranged but it is important that local residents and local groups are permitted to make comment on this review prior to any decisions being taken. Please confirm how this will be arranged.

The proposed development is surrounded by Grade II listed properties and it is unclear from the paperwork how these properties and their foundations will be protected. The

proposed basement will in part be over 5.0m deep. This is troubling and I believe contravenes Camden's planning guidance of a maximum single storey basement of 2.3m depth. I await your response on this. Once Camden council's planning officer and their independent engineer have looked at this then the elected councillors and key groups such as the schools and housing association should be allowed to see this and make comment. This should all be done prior to Camden Council considering this matter further.

During the previous planning applications I raised concern with how the work could be carried out. I met with Camden Council's head of planning and director of planning and also the then leader of the Conservative group and demonstrated clearly the problems, difficulties and impossibility of carrying out the works in the manner described. I also met a planning officer (who has since left the council) and transport officer and walked the area with them. They said that they understood the issues raised and would make sure that they were dealt with. The developer has failed to take this on board and amend his CMP. Take the simplest example of this is that the developer wants to use a 2.5m wide skip lorry where the permitted road gap is only 1.6m. The developer has simply ignored the comments raised. Please can you explain why Camden Council is willing to accept this? Other comments made concerned the contractor's CMP.

A drawing is required setting out the Grade II listed properties and their relationship with the development including boundary walls which are also Grade II listed. This has not been done and as such the application is not complete and should not be progressed until this is fully dealt with.

The developer wants to put a compound at the top of Back Lane. What is shown on the drawings is not to scale and unachievable without causing major disruption to the area and cutting off the delivery life line to the shops on Heath Street. No consultation with the businesses has been carried out. The drawing is not to scale. The drawing shows a skip on the public footpath causing danger to the public. How will the skips be pick up/dropped off with the front being used for deliveries etc? What space is required for the skip lorry? I invite you to measure the width of the road. It is unworkable.

The developer wants to reduce the width of Streatley Place to dangerous levels and create a turnstile access route for hundreds of parents and children who use this path. The developer already states in his document that "a large number of children arrive and leave between 8.00 and 18.00. The developer fails to deal with this adequately.

The developer wants to turn Streatley Place from a pedestrianized play street where children from the area can safely play into a construction highway by running construction vehicles up and down Streatley Place creating untold misery, noise and dangers . Streatley Place is also vital safe pedestrianized link between the nursery school to the primary school and between the nursery and primary school and the garden. Camden has a policy of promoting healthy streets and play streets improve air quality. The developer's proposal will destroy all of that. How can Camden Council allow this?

Camden want to make New End a healthy street and this is welcome but the developer wants to reverse large construction vehicles down it, in a place where children walk. This is scandalous. Either Camden Council have a policy of healthy streets, play streets and a strong desire to improve air quality or they do not. If they accept this CMP and this planning application clearly they do not.

The developer has simply ignored all of the above this simply in pursuit of its own self-interest.

The developer arranged a meeting in a pizza restaurant at a time many residents were away including myself. Certainly no-one at the local schools or businesses were advised about it. Of the few people who were aware, many were given too short notice. I understand from those who did attend that the meeting was shambolic.

Absolutely no consultation with the school has been carried out. This was a Camden Council planning committee requirement.

The CMP is unworkable, has not been consulted on will be a danger to the general public, hundreds of children and parents who use this area.

The construction of a property above ground is problematic but to include a basement is to create cataclysmic danger and problems. The neighbouring Grade II listed properties have not been considered and it will put them at an increased risk. It is absolutely unacceptable for the developer to submit a CMP that ignores the comments previously raised when I specifically met Camden Council officers on site and demonstrated that it is impossible to carry out the works without causing major problems and dangers to the community. As a local councillor I have seen from previous planning applications that if the CMP is not at the very least workable at planning stage then after planning consent is granted the developer is

given carte blanche to do more or less what he wants. I recall the Admirals Walk planning application and Camden Council's officers said afterwards that they wished that the planning department would deal with the CMP at planning application stage because afterwards it was too late and the developer could do as it wanted. This cannot be allowed to happen here as the consequences are far too great.

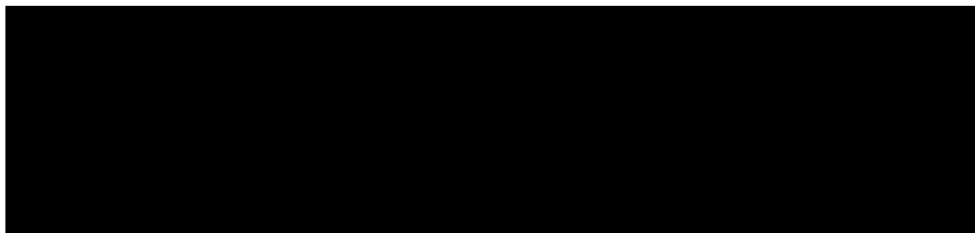
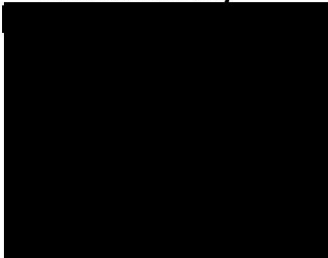
I agreed with Alex Bushell and local residents and the school that a public meeting would be held in Hampstead prior to any decision being taken in regard to this planning application. The developers new planning application was put in when the schools were just about to go on holiday and residents are away. I trust that you still agree to the meeting and will attend and you hear first hand residents concerns so that this can be taken into account. This meeting can only now take place when the schools return and residents return from holiday.

I am aware that Hampstead Forum have written with their objections in regard to the local plan and also the Heath & Hampstead Society have written with their objections. This is further evidence that this planning application should be refused.

Best regards,

Stephen

**Councillor Stephen Stark BSc MBA C. Eng MICE
Hampstead Town Ward
Conservative Party**



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