

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/6354/P	John Bailey	19/02/2020 17:28:08	OBJ	<p>Branch Hill House Re-Development application number: 2019/6354/P</p> <p>Camden council did not post any notifications (either on neighbourhood lampposts or to local residential properties) addressing the planning application for the Branch Hill House development. As the Vice-Chair of the Local Residents Association, I consulted with the Chair to establish whether she had been informed of this application and she has not. The plans appear to have been submitted on 23rd December, just before the Christmas break. We wonder whether this failure to display notices in the correct manner and the timing close to Christmas was in fact an attempt to push the application through without objection from local residents. We have major concerns about the demolition of the annexe, as follows:</p> <ol style="list-style-type: none"> 1) The pile driving for the basement will cause excessive noise nuisance especially for those of us living in close proximity to the work. 2) The infrastructure and surrounding roads will clearly be compromised by the sheer number of 45 tonne tipper trucks and cement lorries required for the level of work planned under this development, which will impact on local infrastructure in several ways; <ol style="list-style-type: none"> a. Creating noise, pollution and road blocks (especially as roads in Hampstead are incredibly narrow, busy and have high pedestrian footfall especially at school times and others walking to the tube station to travel to work etc. Many pedestrians from the west of Spedan Close travel through the estate to access the High street and schools). b. A backlog or cab rank system of the previous mention HGVs will cause unacceptable amounts of pollution from large diesel engines waiting to access the proposed site. c. Blocking pedestrian and vehicular access to the estate (which will require residents to walk much further out of their way to access the schools, High street and tube station, buses and their properties upon return). d. We find it hard to believe that the recent roadworks in Branch Hill and Froggnal Rise to the new gas mains, will withstand the weight and number of the large vehicles involved with the proposed work. We have based this on the number of problems caused by the large vehicles entering the site associated with the recent new build at Oak Hill Way. <p>The proposed height of the new development replacing the 1960s extension will tower over the Spedan Close estate especially dwellings 1-8, which are in close proximity to the new build, blocking daylight from these dwellings.</p> <p>The area surrounding Branch Hill House is a designated conservation area and the proposed development is not in keeping with this. Large trees in the vicinity with preservation orders and wildlife will be affected by the works.</p> <p>It is proposed that the 34 dwellings on the new estate will not have access to parking facilities, with the exception of 5 disabled bays. Clearly most of the residents will have cars and they will be looking to park them elsewhere, the more likely outcome is another 40 plus car drivers looking for parking spaces in the neighbourhood. Clearly Camden Council needs to address this reality and require the developer to build in realistic parking for the residents of this development, even if this requires fewer dwellings to be created.</p>