

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0928/P	Veena Joory	14/04/2020 20:37:54	OBJ	<p>Your reference: Francis Gardner Apartments: Planning no 2020/0928/P</p> <p>I am writing to object to the building proposal for the Francis Gardner site on West End Lane.</p> <p>I live in Kings Gardens adjacent to the site and as such fully understand the implications of this proposal. Below are my objections:</p> <p>No pressing requirement for re-development: The proposed building will provide high capacity, low level specs to mostly affluent students who have no idea that they will receive very little provisions in terms of amenities and communal spaces, and certainly no value for money.</p> <p>Tremendous impact on the lives of all residents of this area of South Hampstead and East Kilburn: From traffic, to access, to no parking, to noise, to pollution, to compromised living conditions especially as this project has no beneficial impact for the residents of this area and no real tangible benefits to its future users. Since Francis Gardner became student housing, I am hard pressed to remember if any students remained beyond their one year.</p> <p>The proposal does not offer any business case why they need to demolish the existing building. If the aim is to expand their income, I suggest they simply improve their current offering to improve their retention strategy.</p> <p>I strongly object to the idea that we as a community have to bear the cost of a diminishing quality of life coupled with increase in pollution for a student marketplace driven by private developers who deliver poor design ethics and no value for money.</p> <p>I strongly object to this proposal and request that Camden Council refuse permission to proceed.</p> <p>Yours sincerely,</p> <p>Veena Joory</p>

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