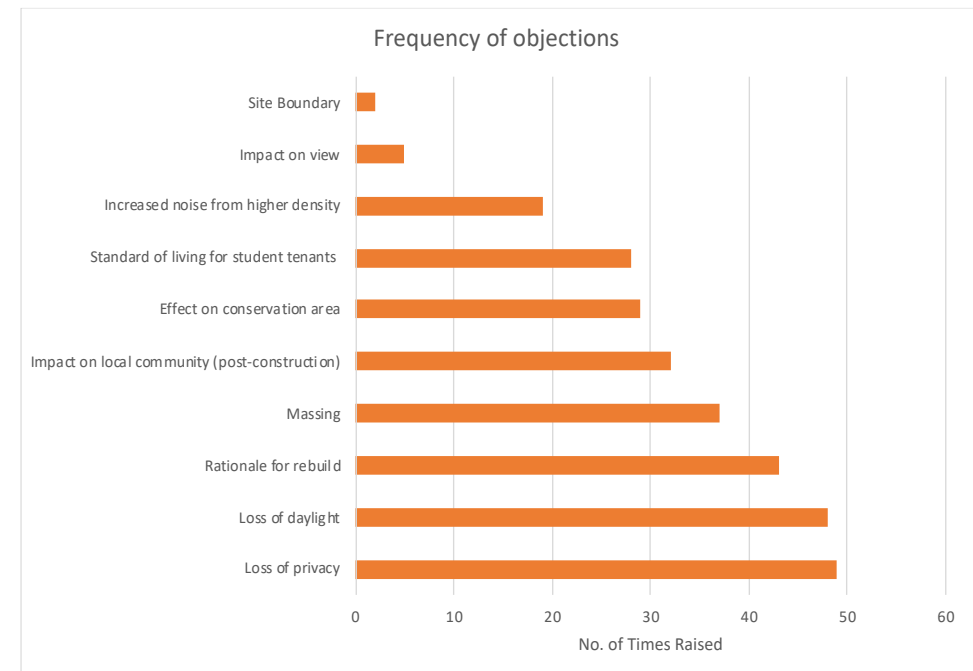


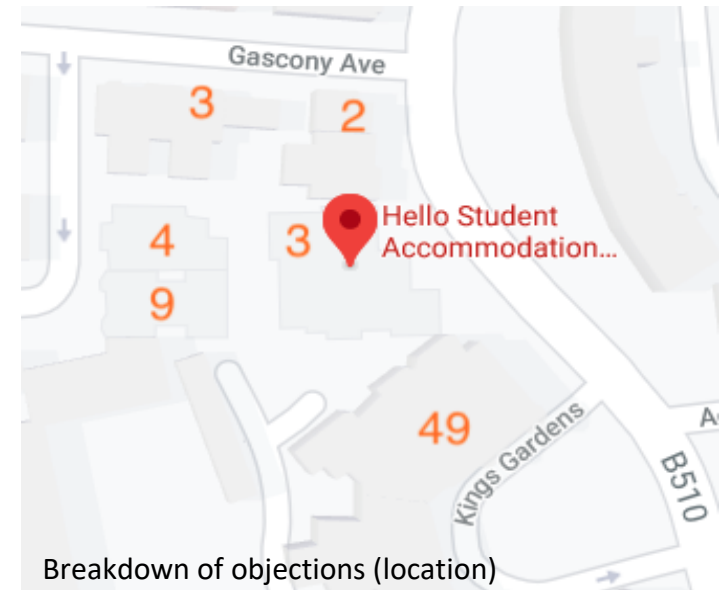
Francis Gardner Apartments

Breakdown of objections

Topic	No. of times raised
Planning policy	
Loss of privacy	49
Loss of daylight	48
Rationale for rebuild	43
Massing	37
Impact on local community (post-construction)	32
Effect on conservation area	29
Standard of living for student tenants	28
Increased noise from higher density	19
Impact on view	5
Site Boundary	2
Design of southside wall	2
Removal of trees	2
Drainage	2
Pest control	2



Insufficient affordable accommodation	2
Ventilation	1
Location of bike racks	1
Consultation process	
Inadequate consultation process	6
Length of consultation	4
Use of comments in SCI	3
Construction process	
Impact of construction	56
Risk of damage to surrounding buildings	39



Breakdown of letters of objection (location)

Address	Letters	Number of households^	Notes
Kings Gardens	49	89	Two letters of objection from the same resident. Two letters of objection are assumed to be from KG residents.
93 West End Lane	3	4	Two freeholders sent individual letters in addition to the joint letter.
95 West End Lane	0	14	Two residents signed the letter of objection from the NW6 Residents Group.
97 West End Lane	2	4	
12 Smyrna Road	3	8	

Smyrna Mansions	9	8	Two letters of objection from the same resident.
Gascony Avenue	3	10	Two letters of objection from the same resident.
NW6 Residents Group	1	n/a	Formed of 20 residents, of which, at least 16 sent additional individual letters.
West Hampstead Gardens & Residents Association (WHRA)	1	n/a	
The Combined Residents Association of South Hampstead (CRASH)	1	n/a	
Address unknown	8	n/a	
Total			80*
Not labelled OBJ			5 (75)

*Please note 5 letters of objection have been uploaded on to Camden's portal twice and so are not included in these figures.

^Number of households is the total number of households in each building (potential objectors).

Breakdown (immediate neighbours)	
Address	Reason for objections
Kings Gardens	<ul style="list-style-type: none"> • Loss of light • lower standard of living for student tenants from the addition of basement properties and reduction in communal/outdoor space • Damage to neighbouring buildings from construction – issues of subsidence and infestation • Design and materials out of keeping with conservation area

93 WEL	<ul style="list-style-type: none"> • Impact on view • Loss of privacy • Damage to neighbouring buildings from construction • Disruption, air and noise pollution during construction
97 WEL	<ul style="list-style-type: none"> • Unhappy with comments used in SCI • Inadequate proof it needs to be rebuilt • Disruption (traffic), air and noise pollution during construction
12 Smyrna Road	<ul style="list-style-type: none"> • Design out of keeping with conservation area • Loss of privacy from increased number of bedrooms at the rear • Damage to neighbouring buildings from construction • Loss of light from additional height • Noise from student tenants, especially with the addition of roof terrace/outdoor space and increased bedrooms to the rear
Smyrna Mansions	<ul style="list-style-type: none"> • Loss of privacy from increased number of bedrooms at the rear • Noise from student tenants, especially with the addition of roof terrace/outdoor space and increased bedrooms to the rear • Damage to neighbouring buildings from construction • Air and noise pollution during construction • Design out of keeping with conservation area • Overlooking from additional height