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**From:** Dunja Noack [REDACTED]  
**Sent:** 07 August 2022 01:23  
**To:** Patrick Marfleet; Planning Planning; PlanningCommittee  
**Subject:** Objection to Planning Application 2022/2301/P

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Applicant  
89-91 West End Lane - Francis Gardner Apartments  
Ref 2022/2301/P

Dear Sirs

[REDACTED] we strongly object to the planning application Ref 2022/2301/P for the following reason:

The applicant was granted consent for their previous planning application Ref 2020/0928/P after a Planning Committee hearing in December 2020.

The applicant then argued that it was impossible to renovate and refurbish the existing building and it therefore had to be demolished and rebuilt.

We, the NW6 Residents Group, objected to this as we did not feel that the case for demolition had been convincingly made. We still believe that a demolition does not comply with Camden's Planning Policy of sustainability.

The new application by the same applicant Ref 2022/2301/P now argues that a refurbishment and retrofit - without demolition of the existing building - is a much more sustainable approach to update the student accommodation.

We are pleased that the developers now seem to have come to the same conclusion as we the objectors argued two years ago. Planning application 2022/2301/P is a much more improved proposition.

The developers have redesigned the front elevation of Francis Gardner Apartments to make it more in keeping with the overall architectural landscape of this part of West End Lane. The developers will keep the bay window elevation to the rear of the building facing Smyrna Mansions, thus maintaining the historical Edwardian architecture.

We are still concerned about the increase of floors which will seriously diminish the light to the neighbouring properties in the back in this already incredibly built-up area.

What we can't understand is, that the developers see "this proposal as an alternative approach for the property and the applicant would like to retain future flexibility to implement either consent."

Planning application 2020/0928/P and planning application 2022/2301/P are two completely contradictory proposals. While the first argues that a retrofit is impossible and the building needs to be demolished, the second argues that a retrofit is a much more sustainable and cost-effective proposition than the demolition.

That means that the planning consent which was given in Dec 2020 was granted on the basis of false information.

London Borough of Camden should only give consent to this new application if this will revoke the consent previously given for planning application 2020/0928/P. It cannot be that the applicant is given consent for two completely contradictory proposals simultaneously, and be able to pick and chose which one to execute.

The consent for the original planning application 2020/0928/P must be superseded by the new application 2022/2301/P should it be granted.

While we welcome that the developers have changed their mind about the demolition, the local residents can not be expected to continue to live under the Damocles sword of a major demolition in their immediate neighbourhood if and when the developer choses.

We urge Camden's Planning Department to not allow the consent for planning application 2020/0928/P to remain in situ if consent for 2022/2301/P should be given.

Yours sincerely  
Dunja Noack

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**NW6 Residents Group**

