



PEACOCK+
SMITH

KK4 Ltd
Bird in Hand, 12 West End Lane, London, NW6 4NX

Statement of Community Involvement

August 2022

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1. Introduction

- 1.1. This Statement of Community Involvement has been prepared by Peacock + Smith on behalf of KK4 Ltd in support of a planning application for a scheme for the change of use and conversion of the former Bird in Hand Pub and its associated flat at 12 West End Lane, London, NW6 4NX, to provide a single dwelling, and the erection of a five-storey building to provide nine new flats.
- 1.2. The purpose of this Statement is to set out the way in which the applicant has engaged with the local community during the development of the proposals, and to summarise the outcome of the pre-application public consultation process.
- 1.3. The primary aim of the public consultation exercise was to inform the residents surrounding the Bird in Hand Public House of the proposed development and to seek feedback.
- 1.4. The nature and extent of the public consultation exercise that was carried out in support of this planning application is considered to be proportionate to the scale of the proposed development. It provides the opportunity for interested parties to comment on a proposal before it is submitted.

2. Public Consultation Approach

2.1. The priorities in terms of engaging with and consulting the local community can be summarised as follows:

- **Notify:** We promoted our consultation leaflet extensively to ensure the community was made fully aware of the community engagement programme for this project.
- **Inform:** We provided as much detailed information (as we could at this stage) about the proposals.
- **Consult:** We provided considerable opportunity for the general public and key stakeholders to interact with the professional team to discuss the proposals and provide feedback and comments.
- **Measure:** We will analyse and quantify the feedback received.
- **Report and Respond:** This document forms part of the ongoing process of reporting the feedback and results received.

Camden Council Statement of Community Involvement

2.2. Camden Council's Statement of Community Involvement (SCI) was first adopted in 2006 and has been revised numerous times since. The latest version is dated July 2016. The document sets out their approach to involving local people in the preparation of their planning policies and consideration of planning applications.

2.3. The SCI encourages developers to carry out community consultation at the pre-application stage and includes a number of measures to engage members of the public.

Early Engagement with Key Stakeholders

Pre-Application Advice

2.4. A request for pre-application advice was submitted to Camden Council in March 2020. The pre-application meeting took place 18 June 2020. This pre-application request was assigned ref. 2020/1924/PRE. It addressed a scheme with the following description:

"Demolition of existing pub and erection of part four-five storey building to include 9 new dwellings, 1 replacement and a community space at ground floor level. Proposed dwelling mix as follows: 6 x 1 bedroom 2 person, 3 x 2 bedroom 4 person, 1 x 3 bedroom 5 person"

2.5. Written advice was provided in July 2020. Advice was received in relation to land use, housing mix and affordable housing, design and heritage, standard of accommodation, greenery and landscaping, impact on amenity, sustainability and air quality, transport and recycling, security, the basement, and planning obligations. Key aspects raised are noted as follows:

- The loss of the public house should be explored in the interest of guarding against the loss of valued community spaces. Notes, however, that there are a number of community facilities in close proximity of the site which may overcome the loss.
- Advised to include 14 West End Lane within development proposals.
- Housing is the priority land use in Camden, with 2 and 3 bedroom flats being priority dwelling sizes.
- In terms of affordable housing provision, a payment in lieu of on-site contributions may be acceptable given the number of dwellings and floorspace proposed.
- In relation to design, pre-application advice set out that further investigation is required in terms of the necessity to demolish the pub building, noting that it holds architectural interest through external detailing and materials. The applicant was advised to retain front and the first part of the side elevation on to the west of the public house.
- Proposal should respond to the route to the east and provide more interest and openings within the façade.
- In relation to the refurbishment of the Bird in Hand Public House building, pre-application advice set out that a four-storey height at street level would appear 'overbearing and out of character' and advised that a maximum of three storeys at street level would be considered.
- In relation to the impact on amenity, the proposed scheme would need to be supported by a Daylight and Sunlight Assessment.
- Cycle parking provision and recycling facilities would be required to be provided in line with Camden's policy.
- The scheme would be subject to a legal agreement to secure a list of planning obligations.

2.6. A revised pre-application scheme was presented to Camden Council in January 2021, with the following description of development:

"Demolition of existing pub and erection of part four-five storey building to include 9 new dwellings, 1 replacement and a community space at ground floor level. Proposed dwelling mix as follows: 6 x 2b 4p, 1 x 2b 3p, 2 x 1b 2p; 1 x 3b 5p"

2.7. This was allocated ref. 2021/0187/PRE. Written advice was provided in April 2021. The key aspects of advice received were:

- Given the existing character of no. 14 West End Lane and Bird in Hand Pub, the proposed upwards extension to these buildings appeared overbearing, out of context and insensitive. Note that alterations to the pub and no. 14 should be sensitive and recessive in form and treatment in respect to their character and appearance.
- Amenity impact in terms of overlooking, loss of light and outlook between no. 14 and any new structure should be carefully considered.
- The dominant massing should be set back to continue the line that has been established by the taller neighbouring residential blocks
- Re-orientation of the proposed building towards Abbey Lane to respond to the historic route north-south is welcomed.

2.8. Finally, a meeting on site took place June 2021 to discuss the proposals following the advice received. Written advice was provided in July 2021. A summary of the Council's assessment is as follows:

- Massing is an improvement from previous submissions.
- Pub should be retained in its current state. Any alterations and additions to the pub should respect its character and appearance. Significant alterations to its roof form, given the proposed retention of no. 14 West End Lane, would not be supported.
- The link between no. 14 West End Lane and the pub building is important. Sensitive development is important.
- Five storey structure ('rear structure') shows better alignment with Bishopsdale House and better responds to the site and its surroundings. Notes that the projection of the five storeys extending to Bishopsdale House maximises the use of space. Finally, in this regard, the advice sets out that a proposed drop to four storeys at this boundary is not necessary; maintaining the height with the rest of the block should be considered.
- Proposed recessed area at the fifth floor facing Abbey Lane and rear garages appears tokenistic and without function.
- Advised to undertake elevational studies of neighbouring blocks to appreciate the form, size and type of window and door openings that should be proposed.

- Provision of green roofs and solar panels is supported. Advised to consider other elements of green infrastructure within the courtyards.
- The provision of the main access from Abbey Lane is supported. Provision of entrance to the ground floor unit from the main street could be considered.
- Location of the core is questionable – whether it utilises the site’s capacity and internal configuration. Advised to consider the relocation of the core in the area adjacent to Bishopsdale House.
- Long corridors within the units could be better rationalised to maximise the space.

Design Review Panel

2.9. A consultation with Camden’s Design Review Panel took place in October 2021, where three options were presented (Options 1, 2 and 3). Option 1 was represented the scheme which was presented at pre-application stage

- Option 1 was presented as a follow-up pre-application in response to advice received from Camden Council Officers 09 April 2021. The scheme proposed a part-3, part-4 and part-5 storey scheme, to provide 3 no 1 bed apartments, 6 no 2 bed apartments and 1 no 3 bed apartments.
- Option 2 was proposed in response to planning officers’ advice (received 14 July 2021), calling for 12 West End Lane (Bird in Hand Pub) to be retained in its current state, with the potential to increase the height of the rear block to six-storey. Option 2 presented a part-2, part-5 and part-6 storey development, which would provide 4 no 1 bed apartments, 4 no 2 bed apartments and 2 no 3 bed apartments.
- Option 3 proposed a part-2, part-4 and part-5 storey development, with the current buildings (numbers 12 and 14 West End Lane) retained in their current state. This would provide 4 no 1 bed apartments and 6 no 2 bed apartments.

2.10. The panel supported the principle of the development of the site to provide residential accommodation, however, expressed that six storeys was considered too tall for the site, noting that five storeys would be appropriate. The panel urged the retention of the pub building and advised against building on top of this building. The panel noted that an alternative option would be to convert the pub into a single dwellinghouse and propose eight no. flats within the new rear building. The panel advised that the proposal should be simplified to be in keeping with the neighbouring buildings.

Consultation Leaflet

- 2.11. In light of the Council's advice a leaflet inviting residents to comment on the draft proposals was posted via Royal Mail to the surrounding residents. The leaflets were posted on 5 April 2022 to 110 neighbouring residential properties. A second round of consultation took place 5 May 2022, which consulted 115 residents. For each round of consultation, responses were requested by 22 April 2022 and 27 May 2022, respectively.
- 2.12. A map of addresses consulted is included at **Appendix 1**. The leaflet was also provided to Kilburn Vale Estate Residents Association.
- 2.13. A copy of both consultation leaflets (varying response dates) is provided at **Appendix 2**.
- 2.14. The leaflet included the location of the site, a description of the draft proposals and graphics of the draft proposals. The leaflet also set out how comments could be made (i.e. by post or email) and the timescales for the submission of any comments.
- 2.15. The consultation responses that were received were analysed. This is provided at **Appendix 3**.

3. Key Findings of the Public Consultation

3.1. The purpose of the consultation is to consider the responses received from the public in relation to the proposed residential development. This provides the opportunity to identify any issues, benefits and any concerns in relation to what is being proposed and to consider how these should be addressed.

3.2. Responses were received from 18 residents, and a response was received from Kilburn Vale Residents Association. The section below summarises the feedback received.

3.3. The following list below analyses the key themes arising from the comments received in response to the draft proposals:

- Design of the building proposed was highlighted as a concern for the following reasons:
 - Height and resultant overshadowing and loss of sunlight and daylight, views to the sky and views to the Bird in Hand Pub, communal gardens, and to West End Lane
 - Height in comparison to the surrounding buildings
 - Size of built form given the limited plot size
 - Quality and aesthetic of design
 - Design copies the surrounding buildings and appears to have been designed to match the estate (which it will not be part of)
 - Reduced privacy to existing residences as a result of the position of proposed balconies
 - Increased sense of enclosure and resultant concerns regarding anti-social behaviour
 - Lack of outdoor space afforded to flats proposed, resulting in the new residents' use of the private Kilburn Vale Estate's landscaping (for which there is an annual service charge)
- Concerns regarding the potential increase in vehicular movements as a result of increase in residents, including:
 - Pressures on on-street car parking
 - Increase in car pollution
 - Highways safety
- Concerns regarding flood risk
- Noise concerns as a result of the increase in the number of residences

- Queries with regard to the affordable housing provision
- Concerns regarding noise, disruption, and safety aspects during the construction period

3.4. We respond to the key concerns below:

Design

- 3.5. During the pre-application consultation, concerns were raised by Officers regarding several aspects of the design, including the proposal's size (i.e. footprint) and its height. In this regard, concerns were highlighted regarding overshadowing and loss of sunlight and daylight to existing properties, as well as loss of view to the sky and loss of views to the Bird in Hand Pub, communal gardens and West End Lane. The proposed building's height in relation to the surrounding buildings was noted as a specific concern.
- 3.6. A Design & Access (D&A) Statement, prepared by Metashape Architects, is submitted in support of this planning application. The D&A Statement includes an outline of the project timeline, which shows the proposal's evolution in light of the extensive advice which has been received through a number of pre-application meetings with the Council, and a Design Review Panel consultation. Notably the Design Review Panel advised that five storeys would be an appropriate height for the apartment building.
- 3.7. Further, the D&A provides an analysis of building heights surrounding the site. This indicates the range of building heights immediately surrounding the site, including Holmesdale House east of the site, which is five storeys but also includes a plant room at its sixth floor.
- 3.8. The scheme's architects have consistently sought design advice from Officers and the Camden Council Design Review Panel with regard height and massing. This advice has been fundamental to informing the final scheme provided. The height and massing of the proposal has been informed by the advice received from numerous professionals and stakeholders, in addition to the heights of the surrounding buildings, as highlighted within the D&A.
- 3.9. A Daylight and Sunlight Assessment, prepared by Robinsons Surveyors, is submitted with the planning application, which Camden Council's Planning Department will review as part of their assessment of the proposal. The Daylight and Sunlight Assessment sets out evidence regarding the proposal's impact on both the levels of light received within the proposed dwellings, and the impacts on light to existing dwellings surrounding the proposal. The Assessment confirms that the impacts of the Proposed Development and its internal amenity will be supportable upon completion.

- 3.10. As noted, residents' responses raise concerns regarding the quality and the aesthetic of the scheme proposed. Notably, residents set out their perspective that the design is 'low quality' and that it copies the estate's design whilst not being part of the Kilburn Vale development. As detailed within the D&A, the design of the scheme proposed draws influence from the simple, geometric forms of the estate buildings. It is carefully considered to complement the existing blocks of the Kilburn Vale Estate whilst not dominating the retained Bird in Hand Pub. Materials proposed have been sensitively selected to reflect the existing designs surrounding the site.
- 3.11. Careful consideration has been invested to ensure that the size and design of the proposal is appropriate in its context. The development of the design is set out in detail within the submitted D&A Statement. Inspiration has been drawn from nearby buildings in order to ensure that the proposal seamlessly integrates in its surroundings.
- 3.12. Residents' responses set out concerns regarding the impacts to their privacy as a result of the balconies proposed. Privacy screens are incorporated into the balconies' design in order to prevent overlooking to and from neighbouring properties.
- 3.13. Residents set out concerns regarding the increase in anti-social behaviour which they consider the proposed development may incur. A Crime Impact Assessment is submitted within the D&A Statement. This outlines a consultation meeting which took place with the Design Out Crime Officer in respect of the proposals and the recommendations which were made. This Assessment will be reviewed by Camden Council's Planning Department during the determination of the application.
- 3.14. Residents also noted a concern that the lack of amenity space provided to the new development will encourage its residents to take advantage of the landscaping provided for the use of and subsidised by, residents of the Kilburn Vale Estate. We would note that, where possible, private gardens have been provided to the dwellings proposed. Private gardens are proposed in association with the dwelling house and the ground floor flat, measuring 35 sqm and 23 sqm respectively. The dwelling house is also afforded a private terrace area, measuring 7 sqm. This amenity space substantially exceeds the minimum standards, of 9 sqm and 7 sqm, respectively, as set out in the London Plan (2021). The remaining eight flats are each afforded a private balcony, measuring 5 sqm for each 2 person dwelling, and 7 sqm for each 4 person dwelling, in accordance with the London Plan's Policy D6 'Housing quality and standards) (2021). Furthermore, a communal garden is provided at the east of the building, for the use of the residents of the flats. In respect of all amenity space provided, great care and attention has been

afforded to ensure that the spaces are well-designed, high quality and welcoming environments. Given this, we would not expect that the prospective residents would have a need to use the Kilburn Vale Estate residents' amenity space. Moreover, we would note that there would be no greater chance of the prospective residents using Kilburn Vale Estate's landscaping than members of the public.

Car Parking/Vehicular Movements

- 3.15. Residents' concerns relate to the lack of parking provided, and the resultant impact on parking availability within the locality, increase in pollution, and concerns regarding highways safety.
- 3.16. Due to the sustainable location of the application site and its PTAL (Public Transport Accessibility Level) rating of 6a (excellent), no on-site car parking is included with the proposals. This is in accordance with Camden Council's Local Plan policy, and the London Plan policy. This is to encourage future residents to utilise more sustainable forms of transportation. As such, 22 no. cycle parking spaces are proposed to serve the 9 no. flats proposed. Two separate parking spaces are provided to serve the detached dwellinghouse. It is expected that the applicant will be required to enter into a legal agreement with Camden Council to revoke future residents' rights to apply for a local parking permit. This will mean that no additional parking pressure will be placed on the local road network.
- 3.17. A Transport Statement and Travel Plan are submitted with the planning application, which Camden Council's Planning Department and Highways Department will review as part of their assessment. These demonstrate the proposal's acceptability from a highways perspective in terms of its trip generation, car parking provision and cycle parking provision.

Flood Risk

- 3.18. We note the concerns raised in terms of the proposal's risk to flood risk. These comments note concerns that the proposal will exacerbate the existing flood risk in the area. A Flood Risk Assessment, prepared by Water Environment, has been prepared in support of the application. The Assessment concludes that the development can be made safe from flooding, with the inclusion of SuDS ensuring that the site does not increase surface water rates. The Flood Risk Assessment will be reviewed by Camden Council's Planning Department in the determination of the application.

Noise Pollution

- 3.19. Several residents note concerns regarding noise pollution as a result of intensified use of the site through the additional occupiers. Peacock + Smith note that the site and its surroundings is an

established residential area. It is not considered likely that the slight uplift in residential occupiers, as a result of the proposal, will have an adverse effect significant as such that it will reduce the quality of life.

- 3.20. The noise level as a result of the proposed development is considered to amount to 'present and not intrusive'. It is not considered that the proposed additional dwellings will give rise to unacceptable noise impacts on existing residents.

Affordable Housing

- 3.21. Several responses relate to the provision of affordable housing. An Affordable Housing Statement is provided as part of the Planning Statement, which is submitted in support of the application. It confirms that the pre-application advice (received July 2020) notes that affordable housing may be provided as a payment in lieu of on site provision, owing to the fact that a net increase of 9 no units is proposed. In this regard, the proposed development does not include a provision for on-site affordable housing; however does make a financial contribution

Construction

- 3.22. Hours of construction are set and enforced by Camden Council. Camden Council's code of practice limits noisy building works to Monday to Friday 8am to 6pm, Saturday from 8am to 1pm, and not at all on Sundays or Bank Holidays. More information on this can be found via the following link: <https://www.camden.gov.uk/noisy-building-works>

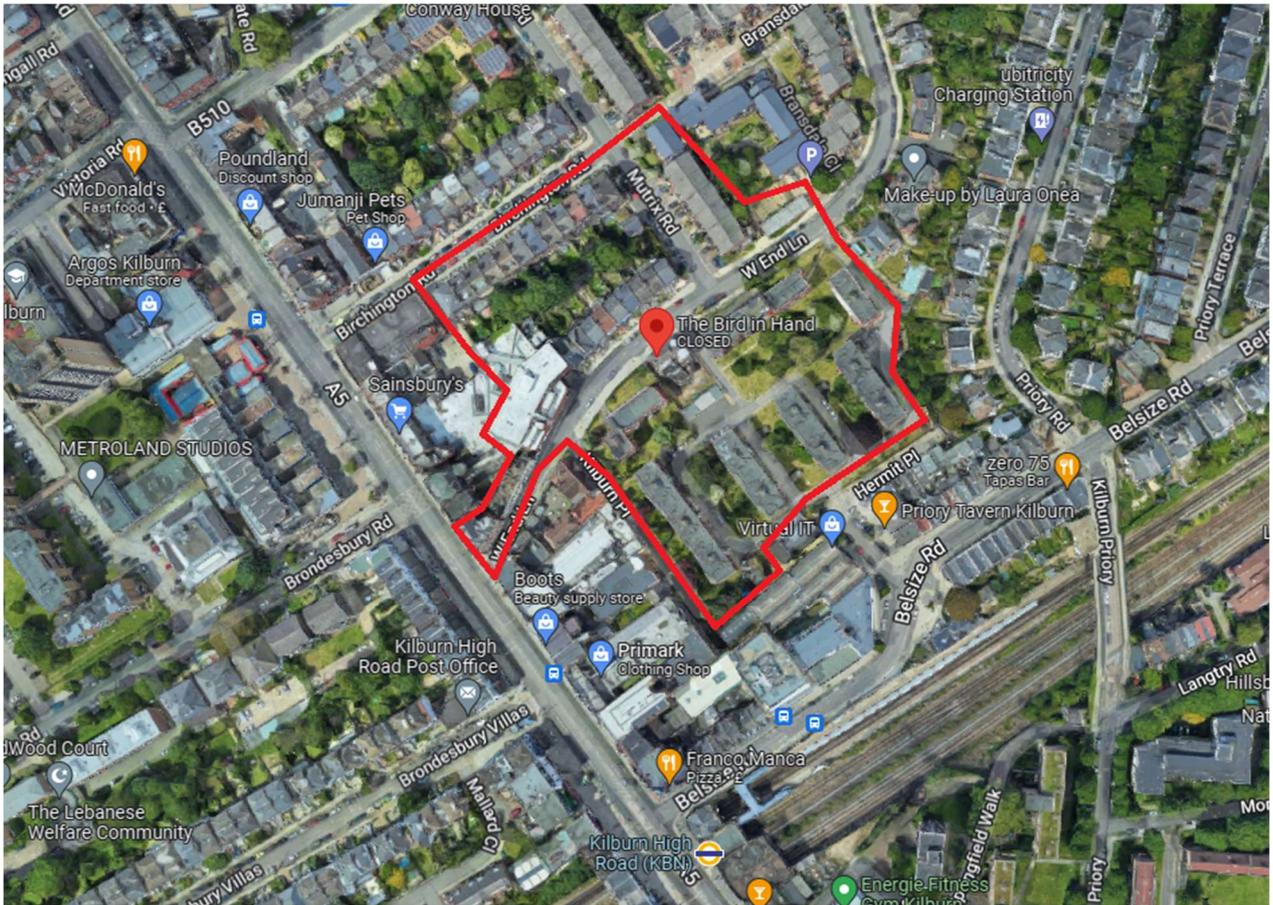
- 3.23. The applicant has prepared a Draft Construction Management Plan, which Camden Council will review as part of their assessment of the application. A final version of the plan will be submitted to and approved by the Council before construction of the development commences. This document will detail the logistics of how construction will be carried out including days/hours of construction, programme of works, contractor details, site layout for construction etc.

4. Conclusion

- 4.1. This Statement confirms the level of public consultation carried out prior to the submission of the application.
- 4.2. A total of 225 leaflets were distributed to residents surrounding the site and Kilburn Vale Residents' Association. Of this, responses were received from 18 residents as well as Kilburn Vale Residents' Association.
- 4.3. The response confirms there is support for the principle of the conversion of the Bird in Hand Pub, subject to the resolution of some concerns and queries. We acknowledge that a number of issues were raised in relation to the design of the proposed building, predominantly in terms of its height and bulk, parking and traffic concerns, concerns regarding exacerbated flood risk, concerns regarding the increase in noise from the proposed dwellings, provision of affordable housing and construction. The submitted application includes an assessment of all such matters and this is summarised above.

Appendix 1

Leaflet Distribution



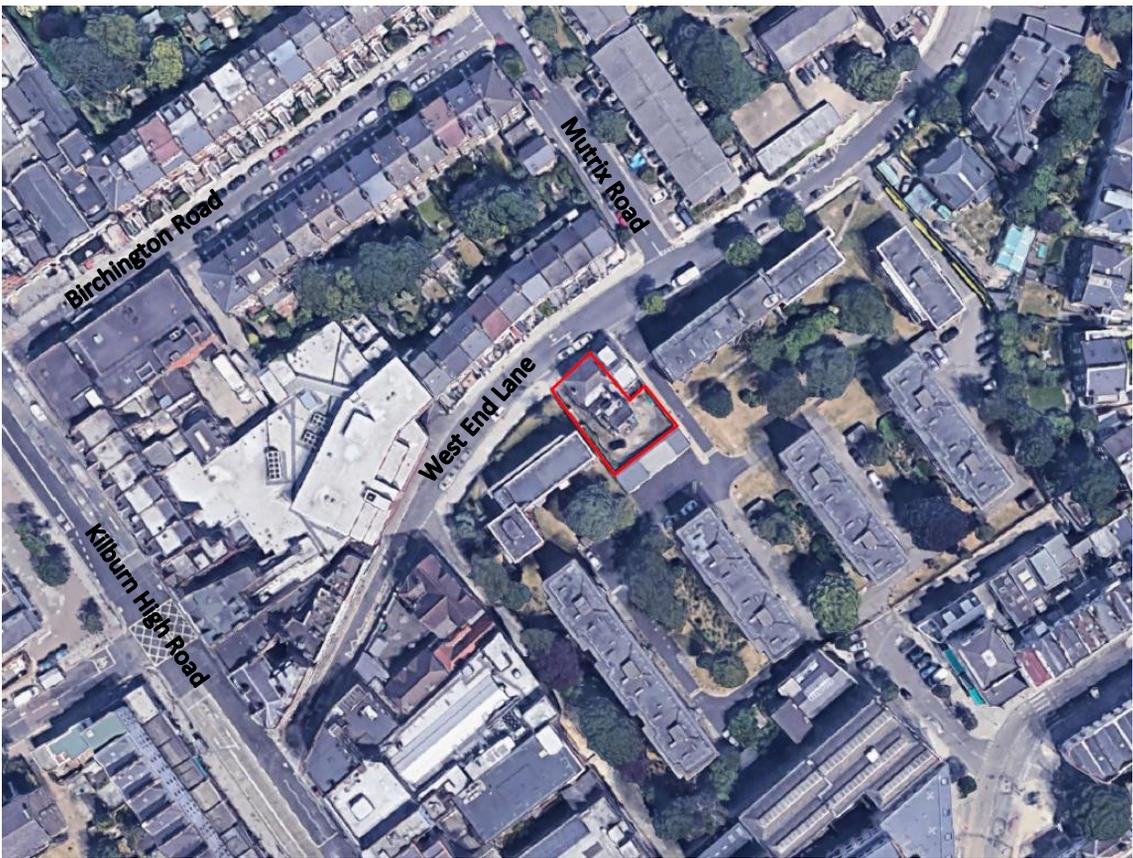
Appendix 2

Consultation Leaflets

Proposed Residential Development at 12 West End Lane, London, NW6 1XL

We would like to hear your views

We will soon be submitting a planning application to the London Borough of Camden Council for the redevelopment of the former Bird in Hand Public House at 12 West End Lane to provide housing within the local area and would like to hear your views on our proposals.



The Development and Site

The development site is the former Bird in Hand Public House, located at 12 West End Lane, Maida Vale, London. The building has been vacant since 2002 and includes a public house at ground floor with a single residential dwelling above. The site's location is outlined in red in the image above.

We are proposing to redevelop the site at the rear of the Bird in Hand Public House to provide 10 new dwellings (gross) over 5 storeys. The pub will be retained and repurposed into a single dwelling

Please make comments on the proposed development before Friday 22 April 2022.

Key Elements:

- Re-use of a brownfield site to provide housing to contribute towards Camden Council's housing need.
- Use of high quality design, materials and landscaping to ensure the development integrates with the surrounding properties.
- The former public house will be retained and repurposed and the façade refurbished to pay tribute to the historic use of the site.
- Sustainable design features such as green roofs photovoltaic panels and air source heat pumps are incorporated into the proposals.
- The building has been designed to ensure that surrounding residential properties will not be overlooked and that the privacy of neighbours is protected.



How do I comment on the proposed development?

We welcome comments on the proposed residential development. Comments can be made to Peacock + Smith by either post or email:

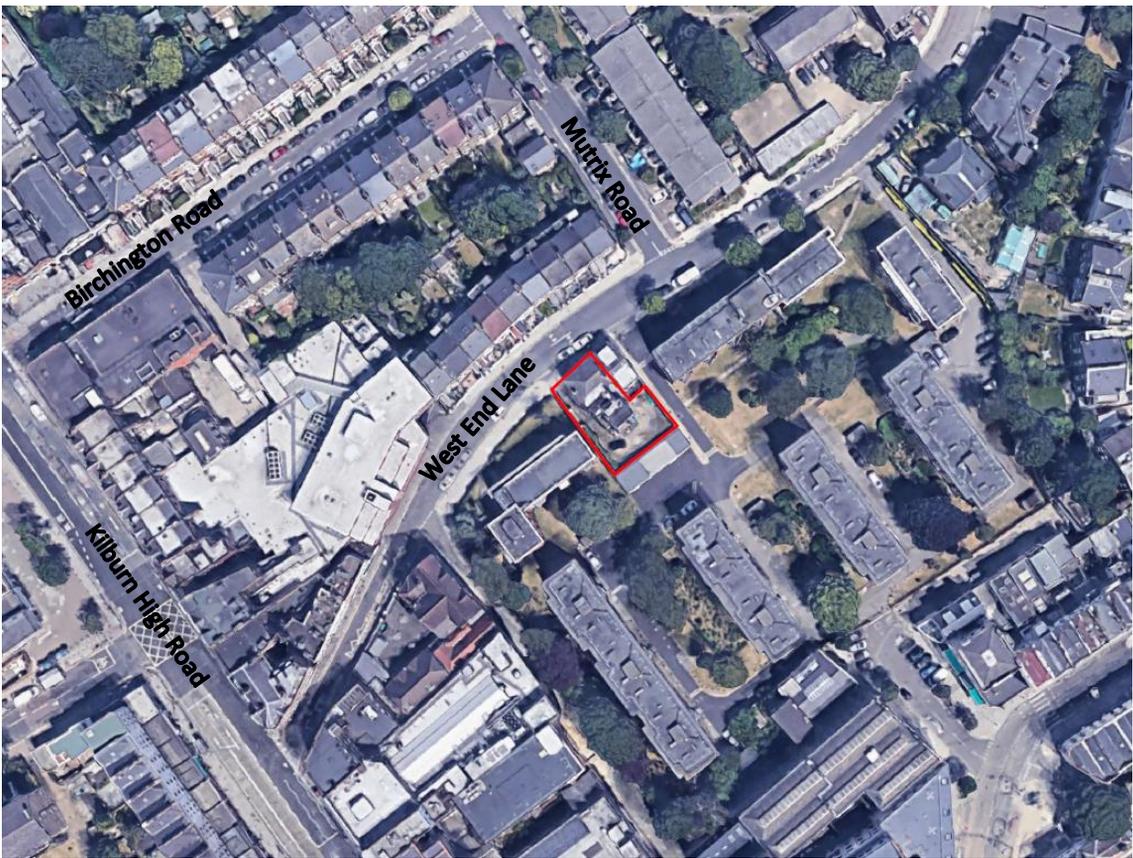
- Post: **Peacock + Smith, 8 Baltic Street, London, EC1Y 0UP**
- Email: birdinhand@peacockandsmith.co.uk

Any correspondence should be clearly marked with the reference '**Bird in Hand**'. In order to ensure that your comments are included within the Community Consultation Report which will be submitted alongside the proposed planning application. Please send us your comments before **Friday 22 April 2022**.

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We are proposing to redevelop the site at the rear of the Bird in Hand Public House to provide 10 new dwellings (gross) over 5 storeys. The pub will be retained and repurposed into a single dwelling

Please make comments on the proposed development before Friday 27 May 2022.

Key Elements:

- Re-use of a brownfield site to provide housing to contribute towards Camden Council's housing need.
- Use of high quality design, materials and landscaping to ensure the development integrates with the surrounding properties.
- The former public house will be retained and repurposed and the façade refurbished to pay tribute to the historic use of the site.
- Sustainable design features such as green roofs photovoltaic panels and air source heat pumps are incorporated into the proposals.
- The building has been designed to ensure that surrounding residential properties will not be overlooked and that the privacy of neighbours is protected.



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- Post: **Peacock + Smith, 8 Baltic Street, London, EC1Y 0UP**
- Email: birdinhand@peacockandsmith.co.uk

Any correspondence should be clearly marked with the reference '**Bird in Hand**'. In order to ensure that your comments are included within the Community Consultation Report which will be submitted alongside the proposed planning application. Please send us your comments before **Friday 27 May 2022**.

Appendix 3

Consultation Responses

Name	Date	Comment	Objection/ Support	Actions
Anonymous Resident 1	07/04/2022	I have just received the leaflet outlining the mentioned proposal. I object to the plans on the grounds that I live opposite and the building will block light to my property. It is far too tall and is a very ugly building in juxtaposition to the original Bird In Hand pub to boot.	Objection	None
Anonymous Resident 2	10/04/2022	As a (very) local resident, I firmly object to any tall building construction taking place. There have recently been dozens on flats built nearby (e.g. near Kilburn Park underground) and the area is already incredibly busy. Please take a walk down Kilburn High Street to see this. Please note that I am not opposed to the refurbishment of the BIH pub itself. Secondly, the pandemic means that many people currently work from home. We already had months of road works on West End Lane that seriously impacted my work (as well as other neighbours) and frankly, I think most of us could do with a break. A construction site in such a residential area will not be appreciated. I believe the area could be used for better purposes: parking is one example, a small community garden is another. Why not an allotment? Considering the rises in prices recently, it might be better for members of the community to grow their own food, saving money for other things. I really don't think that we would benefit as a community from "yet another" block of flats. It's already cramped enough. This project seems more like a ploy to get money into someone's pockets rather than actually improve Camden and the local community.	Objection	None
Anonymous Resident 3	14/04/2022	I am a resident of a flat opposite the proposed development in West End Lane and I am concerned how this project will affect the view to the sky from my windows. Also, is there allowance for parking spaces ? The street is already packed.	Objection	None
Anonymous Resident 4	16/04/2022	I am an interested party, could you please forwards me any and all information regarding the forthcoming planning application with reference to the above mentioned development as I have a vested interest and would sincerely like all of the available information that has been made available to date.	Neutral	Information requested - response issued 19/04/22
Anonymous Resident 5	17/04/2022	I would not have any objection for the site redevelopment. However, I wish it is affordable for people to buy or rent, and not another unaffordable living development for Londoners. After all we don't want people anything happening, like with diesel cars being forbidden to drive our streets with the unacceptable charges, as an excuse of climate change and more exploiting and trowing out poor people out side London, the same to happen with new developments. I live near by, I also hope we keep the street safe during construction .	Neutral	None
Anonymous Resident 6	19/04/2022	I noticed through a social media post that your company is preparing a planning application for the Bird In Hand on 12 West End Lane NW6 but I cannot find any further information about it on the consultations area on your website or elsewhere. It seems that any comments regarding the plans should be sent to you by Friday 22nd April. However, my flat is only meters away from the planned development and I have never been contacted about this. I discussed with several of my neighbours and they had not heard of it either. Therefore can you please urgently send me the details of the proposal (a PDF copy) and would it be possible to also extend the deadline so that everyone has time to send in the their comments? Please also send the information to the Kilburn Vale residents association:	Neutral	Information requested - response issued 19/04/22
	22/04/2022	I am writing to you in response to your proposal of a planning application for a development on the 'Bird in Hand' plot on West End Lane, in close proximity to my property (Flat 9 Bishopsdale House). I am aware that this was only a proposal and that an application has not been submitted yet but I would like to point out again that I only found out about these plans when a third party posted about it on Twitter. My flat is one of the closest to the planned development so I would have expected to be one of the first to be consulted. The other residents of Bishopsdale House, the Kilburn Vale Residents Association, Camden Council Planning and Camden Council Leaseholder services were not aware of this either. I did not find any information about the proposals on your website. I strongly oppose the current plans for several reasons as listed below: - the building would overshadow several other buildings of the estate and cause loss of sunlight - the building is too large for the small plot of land - the building is too tall compared to the other buildings on the estate - the number of flats is too big, resulting in issues with parking, waste management, noise etc. - the building does not fit in with the architecture of the estate - the windows and balconies facing the estate would remove privacy for several residents of the estate - the building would block the views to the communal gardens and to West End Lane I wanted to send you my initial comments today as it was the original deadline, even though you mentioned in your email that all comments sent before the application is submitted will be taken into account. I will be happy to provide more detailed comments if required and will surely do so if the application is submitted to the council.	Objection	None
Anonymous Resident 7	19/04/2022	I am a leaseholder of 3 properties in Kilburn Vale estate. 10 Lorton House, 6 Wharfedale House, 16 Ribblesdale house. I comment on your proposed plans. I have not been contacted by you directly which frankly is poor. In principle it is a good idea to develop the site. I will however strongly object to a 5 story development on this small plot . The new build should be 3 stories hence blending into the existing building line.	Objection	None
Anonymous Resident 8	20/04/2022	These is an email to lodge my objections for the proposed building at 12 West End Lane, London, NW6 1XL. Firstly, when a building of much magnitude is being proposed all neighbouring properties should be informed which means every resident of Kilburn Vale Estate should have received your proposed plans. This has not happened. Also, the proposals were not listed on Planning Consultants website. Therefore protocols have not been followed correctly which doesn't leave one with the greatest faith in the whole project. My objections to the building are as follows: •The proposed building is over large in comparison to its plot size •The proposed building is too tall in comparison with the neighbouring buildings •The proposed building will remove a large amount of sunlight and overshadow the estate and its buildings. •The proposed building will enclose the estate, potentially increasing anti-social behaviour . •The proposed building removes an important historic and established views towards the Bird in Hand pub and the Georgian buildings beyond. •The proposed building design is low quality •The proposed balconies which face onto the estate remove residents' privacy •Adding further apartments has the potential of causing yet further car pollution . I am against this proposed building.	Objection	None

<p>Anonymous Resident 9 & Anonymous Resident 10</p>	<p>20/04/2022</p>	<p>I am objecting and against the 'Bird in Hand' project to go forward for the below reasons:</p> <ul style="list-style-type: none"> •The proposed building is over large in comparison to its plot size •The proposed building is too tall in comparison with the neighbouring buildings •The proposed building will remove a large amount of sunlight and overshadow the estate and its buildings. •The proposed building will enclose the estate, potentially increasing anti-social behaviour. •The proposed building removes an important historic and established views towards the Bird in Hand pub and the Georgian buildings beyond. •The proposed building design is low quality •The proposed balconies which face onto the estate remove residents' privacy. <p>It is also important to note:</p> <ul style="list-style-type: none"> •The developer did not reach out to contact me and many other residents on the Kilburn Vale Estate •The proposals were not listed on Planning Consultants website. 	<p>Objection</p>	<p>None</p>
<p>Anonymous Resident 11</p>	<p>21/04/2022</p>	<p>It has come to my attention that there are plans to develop the Bird in Hand Pub in Maida Vale with a 5 storey building which backs onto the Kilburn Vale Estate.</p> <p>I note that as a leaseholder/owner at Ribblesdale House, I was not contacted directly by either the council or the developers - the council holds my contact details on file. I was instead informed second-hand by a resident of the estate.</p> <p>I also note that the proposed development has NOT been listed on the developer's website, and the flyer entitled 'Proposed Residential Development at 12 West End Lane, London, NW6 1XL' is NOT available on the developer's website. https://www.peacockandsmith.co.uk/consultations/</p> <p>I note that residents and landlords have only in the last few days been given notification of this proposal and that feedback is required to be provided by the end of this week. It is striking and concerning that the consultation has not been proactive on the part of developers, and how little time has been offered to respond to this 'consultation'. If I were being cynical I would suggest this timeline has been put in place in order to minimise feedback rather than encourage it. It certainly does not allow much time for detailed thought or feedback and as a result I would expect many leaseholders and residents on the estate to miss this news and therefore not respond.</p> <p>I object to this development as it threatens to enclose Kilburn Vale Estate further and block out sunlight for a number of buildings within the estate. The proposed building is too tall at 5 storeys in comparison with the neighbouring buildings such as Ribblesdale House and others which are 4 storeys. The proposed building will not be lit as provided in the picture and will in fact will remove a large amount of sunlight and overshadow the estate and its buildings, in particular Ribblesdale House.</p> <p>The development proposal flyer states "The building has been designed to ensure that surrounding residential properties will not be overlooked and that the privacy of neighbours is protected." This is not true - in fact the graphic representation of the proposed building shows 4 balconies and multiple windows overlooking buildings and residents of Kilburn Vale Estate. The estate was specifically designed so that buildings balconies do not overlook each other however residents of the proposed property would be able to look directly into adjacent flats/apartments. The proposed balconies which face onto the estate however will remove residents' privacy.</p> <p>The proposed building will enclose the estate, potentially increasing anti-social behaviour and increasing the level of noise on the estate, particularly from windows and balconies overlooking the estate.</p> <p>The proposed building is so close to the estate as to in practical if not physical terms, encroach on it - the residents in the proposed building would very likely impose on the amenities (eg rubbish bins) paid for by Kilburn Vale Estate residents and landlords (these amenities have been under pressure from neighbouring properties and a new development would definitely increase that pressure).</p> <p>The proposed building removes an important historic and established views towards the Bird in Hand pub and the Georgian buildings beyond. This is a visual amenity enjoyed by residents and owners of Ribblesdale House and other buildings on the estate.</p> <p>I hereby request a copy of the Community Consultation Report AND I would like to see in that report evidence that the developer has genuinely reached out to every resident of Kilburn Vale Estate and other neighbours surrounding the Bird in Hand in advance of this consultation report being produced.</p> <p>I will be encouraging the TRA of Kilburn Vale to seek legal advice on new access to a public right of way which the proposed development appears to be seeking. This would certainly be an unwelcome access to an already busy private estate.</p>	<p>Objection</p>	<p>None</p>
<p>Anonymous Resident 12</p>	<p>21/04/2022</p>	<p>I strongly object to the Bird in Hand development. This will have a significant impact the Kilburn Vale Estate:</p> <p>Loss of light or overshadowing. Half of Bishopsdale House would lose all of its morning sun which would be in turn given to the new building. These are 1 bedroom flats with a lot of elderly residents who may not have heard about this rushed consultation and therefore are unable to respond in time via a non digital response. Ribblesdale house would lose afternoon sun. The square of concert in front of garages would also lose light. This area get the afternoon sun and enjoyed by the children of the estate.</p> <p>Overlooking/loss of privacy The estate has carefully setup so balconies are not facing each other so to maximise privacy. This building breaks this rule by overlooking Ribblesdale house balconies.</p> <p>Visual amenity The public right of way between West end lane to Kilburn Lane is currently a wide open and inviting path. If a building were crammed in this would create a dark, high walled on both side less inviting alleyway. This could lead to safe issues for pedestrians.</p> <p>Inadequate parking/loading/turning With only 2 zoned parks available immediately in front of the site it's highly likely deliveries and such will happen within Kilburn Vale estate putting more traffic on the single access point. Parking in the estate is already abused and having 10 additional flats in it will no doubt add more pressure.</p> <p>Highway safety Traffic generation More cars on will lead to less safe play space for the children of the estate. With so few parks in front of building this will lead to double parking around the estate and create traffic on already congested West End Lane. Double parking leads to less safe crossing into the right of way.</p> <p>Noise and disturbance resulting from use With the introduction of new balconies facing into the estate will increase estate noise. Ribblesdale house will be particularly affected by this.</p> <p>Bird in Hand. While the Bird in Hand will be preserved in this design it looks out of place to have 4 story building immediately behind it and completely overshadow it. The current plot does not have access to the Kilburn vale estate. There is absolutely no way an entrance should be into the estate it is not part of and not contributing to. I would argue you would need to seek permission from the estate to create an access point onto it. It's a right of way - not a right of access. The TRA would be absolutely clear that this should not happen and will make this point clear to the council we would take legal action to fight this.</p> <p>Layout and density of building The Kilburn Vale estate is a carefully planned council plot. The 7 buildings that are at maximum 4 storeys high are placed as such for maximum light and a green spaces. Cramming a 5 story taller building in the middle of 4 of those buildings is terrible idea that would dominate half of the estate.</p> <p>Design and access The plot behind Bird in Hand is small and the proposed building appears to be 2-3 storeys higher than Bishopsdale House. This would make an unsightly drop in sky line when viewed from the the higher end of West End Lane. With such a small footprint I can only imagine the building would be low quality and smaller flats that anything else in the estate.</p> <p>Landscaping The property has no usable outdoor space. With access immediately into Kilburn Vale Estates, residents of the proposed building would expect to take advantage of the private Kilburn Vale Estate's ample landscaping without making any contribution to the £1,500 pa per flat service charge.</p> <p>In summary: If this was a good place to put a building this would already be one! My points raised above in objection demonstrate that this proposed development is inadequate and inappropriate for this location. A development of just 10 flats would disproportionately adversely affect 100+ estate flats that it will encroach on and overshadow.</p>	<p>Objection</p>	<p>None</p>
<p>Anonymous Resident 13</p>	<p>21/04/2022</p>	<p>I am a leaseholder on Kilburn Vale estate and I wish to object to your proposed plans for a new five story block of flats on the Bird in Hand site on West End Lane.</p> <p>This is for the following reasons;</p> <ul style="list-style-type: none"> •The proposed building is too large in comparison to its plot size •The proposed building is too tall in comparison with the neighbouring buildings •The proposed building will remove a large amount of sunlight and overshadow the estate and its buildings. •The proposed building will enclose the estate, potentially increasing anti-social behaviour. •The proposed building removes an important historic and established views towards the Bird in Hand pub and the Georgian buildings beyond. •The proposed building design is low quality •The proposed balconies which face onto the estate remove residents' privacy. <p>It is also important to note:</p> <ul style="list-style-type: none"> •The developer did not reach out to contact me and many other residents on the Kilburn Vale Estate •The proposals were not listed on Planning Consultants website. 	<p>Objection</p>	<p>None</p>

Anonymous Resident 14	21/04/2022	<p>I would like to formally register my objection to the development proposed.</p> <p>Whilst I am not opposed to development generally, the proposed building is far too large for the plot size and too tall. 5 storeys is excessive, as it will enclose the estate and remove a historic view towards the pub. At 5 stories, the proposed building will likely remove a lot of sunlight from the Kilburn Vale estate and plunge much of it into darkness, which will encourage anti-social behaviour and spoil residents' enjoyment of the grounds.</p> <p>The design seems to have taken inspiration from the buildings on the estate, however this looks dated, as the original buildings are, and seems to be lazy designing. I would support something either more suited to the pub architecture or a more contemporary style, different to its surroundings, which is restricted to the height of the pub.</p> <p>It seems a shame that more care wasn't taken to engage with a proper conversation with residents on the estate, with very little notice given to the consultation - it is not even on your website. It's almost tempting to construe it as a deliberate attempt to obscure the consultation from public view.</p>	Objection	None
Anonymous Resident 15	23/05/2022	<ol style="list-style-type: none"> The site is already in a flood risk zone with bad flooding seen last year. Any further development risks making this situation worse. The proposed building copys the estate design, but is not part of the Kilburn Vale development. The proposed building will enclose the estate, potentially increasing anti-social behaviour. The proposed building is too tall in comparison with the neighbouring buildings and will block the view for many of the buildings in the estate 	Objection	None
Anonymous Resident 16	24/05/2022	<p>The proposed building is very large in comparison to its plot size and equally is taller than buildings around it. Due to the height also The proposed building will remove a large amount of sunlight and overshadow the Kilburn vale estate and its buildings.</p> <p>The proposed building will also enclose the Kilburn vale estate which carries the risk of increased anti social behaviour in the estate which is not safe for current residents. The proposed building is also made of low quality and copies the exact look of Kilburn vale estate despite it not being part of the estate.</p> <p>The proposed building will have balconies which will be facing into Kilburn vale estate which will remove the residents privacy and increase risk of outsiders being able to see into other people homes.</p> <p>Last but not least the site is in a flood risk zone and we have seen terrible flooding last year, with this proposed building the flooding will get worse. This proposal is not beneficial to residents of Kilburn vale estate and must be reconsidered.</p>	Objection	None
Kilburn Vale Estate Residents Association	24/05/2022	<ul style="list-style-type: none"> Real concerns about the height of the building being out of place with it's surroundings. Members feel 5 stories is too high for the size of the plot. Concerns regarding loss of light and overshadowing, not only to the buildings but also to the estate more generally. Overshadowing and enclosure of the estate will likely cause an increase in antisocial behaviour. Concerns around amenity space around the building. It would likely mean that new tenants of the building would use Kilburn Vale Estate land without paying anything towards the service and upkeep. Many have commented on the design quality being very poor and designed to match with the estate which it will not be part of. It seems a wasted opportunity that good architectural design was not employed to create a feature of the Bird-in-hand. Many noted the more favourable development of the Church on the other side of the estate and how that historical building has been developed with sympathy to the existing building, separate to the identity of the estate. Members were not opposed to a development of the Bird-In-Hand but felt the current design was not suitable for all the reasons mentioned above. If development is to take place, it should be on a much smaller scale with more architectural merit. 	Objection	None
Anonymous Resident 17	24/05/2022	<p>The proposed building is very large in comparison to its plot size and equally is taller than buildings around it. Due to the height also The proposed building will remove a large amount of sunlight and overshadow the Kilburn vale estate and its buildings.</p> <p>The proposed building will also enclose the Kilburn vale estate which carries the risk of increased anti social behaviour in the estate which is not safe for current residents. The proposed building is also made of low quality and copies the exact look of Kilburn vale estate despite it not being part of the estate.</p> <p>The proposed building will have balconies which will be facing into Kilburn vale estate which will remove the residents privacy and increase risk of outsiders being able to see into other people homes.</p> <p>Last but not least the site is in a flood risk zone and we have seen terrible flooding last year, with this proposed building the flooding will get worse. This proposal is not beneficial to residents of Kilburn vale estate and must be reconsidered.</p>	Objection	None
Anonymous Resident 18	27/05/2022	<p>My main concerns are:</p> <ul style="list-style-type: none"> The building is an eyesore At 5 stories tall it will dwarf the neighbouring buildings The building will have a negative effect on the light entering the neighbouring estate At no time does the pamphlet mention affordable homes 	Objection	None