

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3430/P	Sarah Davis	30/09/2022 16:21:36	OBJ	The council demolishes tower blocks in one area only to allow the installation of a disproportionately tall block in another area without any consideration for the surroundings - consideration for the environment is sacrificed for inappropriate density in accommodation. Yet again, this proposal will result in a hotchpotch of uncoordinated buildings. West End Lane is a road of a mixture of Victorian buildings and low rise estates like Kilburn Vale but this block towers above them all and is not compatible with the genre of the existing locale. Bishopsdale House, for example, is only 3 storeys. The only saving grace is the conversion of the public house which preserves the superior architecture of bygone years and does not barbarically demolish it. However, to have a nicely converted building backing onto a towering block is not sensitive design. The tower will also block the light on the Kilburn Vale estate. There are no parking spaces which is very unwise given the congestion of West End Lane. It is very difficult to read most of these planning documents as the print is minute. It is unclear how the bin stores will be accessed but it might be that occupants will have to trespass onto the Kilburn Vale estate which is illegal.. I am a leaseholder of 1 Bishopsdale House, Kilburn Vale Estate
2022/3430/P	Sarah Davis	30/09/2022 16:21:38	OBJ	The council demolishes tower blocks in one area only to allow the installation of a disproportionately tall block in another area without any consideration for the surroundings - consideration for the environment is sacrificed for inappropriate density in accommodation. Yet again, this proposal will result in a hotchpotch of uncoordinated buildings. West End Lane is a road of a mixture of Victorian buildings and low rise estates like Kilburn Vale but this block towers above them all and is not compatible with the genre of the existing locale. Bishopsdale House, for example, is only 3 storeys. The only saving grace is the conversion of the public house which preserves the superior architecture of bygone years and does not barbarically demolish it. However, to have a nicely converted building backing onto a towering block is not sensitive design. The tower will also block the light on the Kilburn Vale estate. There are no parking spaces which is very unwise given the congestion of West End Lane. It is very difficult to read most of these planning documents as the print is minute. It is unclear how the bin stores will be accessed but it might be that occupants will have to trespass onto the Kilburn Vale estate which is illegal.. I am a leaseholder of 1 Bishopsdale House, Kilburn Vale Estate
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2022/3430/P	H Lehtinen	01/10/2022 19:04:42	COMMNT	<p>The proposal is overbearing - it overshadows several buildings on the Kilburn Vale estate resulting in loss of light and the windows and balconies of the proposed building overlook the neighbouring buildings resulting in loss of privacy.</p> <p>The height of the building is out of scale compared to the buildings of Kilburn Vale estate, especially Bishopsdale House, which is only three storeys.</p> <p>Other areas of concern are the increased risk of flooding, management of waste collection, increase of noise and crime in the area and the traffic on West End Lane.</p>
2022/3430/P	Zosia Czapska	28/09/2022 11:48:04	OBJ	<p>Lack of Amenity Spaces</p> <p>On the Ground Floor Plan you have included a bin store, however the entrance to the bin store is not accessible from West End Lane. This means that the bins and collection can only take place from within Kilburn Vale Estate. The Kilburn Vale estate is private land, whose management and upkeep is paid for by leaseholders. Bin stores in the location are shown are not feasible or practical and fail to address the same issues as the previous applications. It is also difficult to see whether the flats have enough storage space, as required by London Space Standards.</p> <p>There is also an issue around tenants in the new development using the green spaces on Kilburn Vale estate, which again, is private land and its upkeep is paid for by leaseholders. What's to stop these people + their friends/family using our space and not paying for it?</p> <p>Design, appearance & materials</p> <p>The proposed height of the new development in relation to the other buildings is too high. The proposals are for nearly 6 storeys (once the parapet are taken into account) but the buildings to the side are much lower, (Bishopdale is only 3 storeys). This will severely affect light into the blocks on Kilburn Vale Estate. This will also severely impact privacy for residents, especially in Ribblesdale House.</p> <p>The design is particularly monolithic, given that it is not part of the estate but is designed to mimic it entirely. Why not create something entirely different to emphasise it is private accommodation?</p> <p>Layout & Density of Buildings</p> <p>There is already a significant issue with anti-social behaviour on the estate and adding additional homes/people will only increase this. There is violent crime, drug use, robbery etc - how can these things be reduced if more people are moving into the locality?</p> <p>Environmental risks</p> <p>The site is located in an area with a 'Very High Risk' of surface water flooding. In the summer of 2021, the proposed site was severely flooded. There is an underground river flowing directly under the proposed site. These proposals will likely increase the chance of flooding and back filling into the Kilburn Vale Estate.</p>

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2022/3430/P	John Campbell	29/09/2022 17:00:37	OBJ	<p>I object to the proposed plan for the following reasons:</p> <p>Lack of Amenity Spaces</p> <p>¿ Current residents enjoy the amenity of the layout of the flats as they already are, it helps to make it a pleasant place to live, and this amenity will be reduced by the presence of additional building.</p> <p>? On the Ground Floor Plan it shows that they have included a bin store, however the entrance to the bin store is not accessible from West End Lane.¿ This means that the bins and collection can only take place from within Kilburn Vale Estate.¿ The Kilburn Vale estate is private land, whose management and upkeep is paid for by leaseholders.¿ Bin stores in the location shown are not feasible or practical and fails to address the same issues as the previous applications.</p> <p>? Whilst the designs follow London Space Standards, it is difficult to see whether the flats have enough storage space, as required by London Space Standards.</p> <p>¿ Design, appearance & materials</p> <p>? Heights in relation to the other buildings:¿ The proposals are for nearly 6 storeys (once the parapet are taken into account) but that the buildings to the side are much lower, (Bishopdale is only 3 storeys).</p> <p>? the monolithic nature of the design</p> <p>? The appropriateness of the materials, given that it is not part of the estate, but yet mimics the materials.¿</p> <p>Loss of Light or overshadowing</p> <p>? The building will overshadow existing open spaces and buildings.¿</p> <p>? Will it effect the light into some homes and balconies.</p> <p>Fear of Crime</p> <p>? Anti-social behaviour could be increased due to the blank wall of the design which backs onto the estate.</p> <p>Environmental risks</p> <p>? We know that the site is located in an area with a ¿Very High Risk¿ of surface water flooding.¿ We had a dramatic reminder of that last year during a rain storm. This proposal will likely increase the chance of flooding and back filling into the Kilburn Vale Estate.¿</p>