

[REDACTED]

From: Keith Moffitt [REDACTED]
Sent: 18 September 2018 18:27
To: Diver, John
Cc: Planning; ndpwesthampstead@gmail.com; Rea, Flick (Councillor); Russell, Lorna (Councillor); Olszewski, Richard (Councillor); Tulip Siddiq; GARA GARA; John Saynor
Subject: West Hampstead NDF Objection to Planning Application: 2018/3692/P

Dear John,

Fortune Green and West Hampstead NDF OBJECTS to Planning Application: 2018/3692/P on the following points:

1. CONSULTATION: We would have expected that the developers had consulted with the local residents before submitting this scheme for approval. The Neighbourhood Plan specifically offers and encourages consultation, particularly on large schemes. We therefore OBJECT to this scheme.

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A20. In all development, this Plan welcomes and encourages early, positive and meaningful engagement between developers and those living and working in the Area. The NPPF states (188) that “early engagement has the potential to improve the efficiency and effectiveness of the planning application system for all parties” resulting in “improved outcomes for the community”. The NDF strongly encourages those planning development in this Area to use this Plan as the basis for positive and constructive engagement. This particularly applies to large developments, and any development in the West Hampstead Growth Area, where early, positive and ongoing consultation with the community is required.

2. DESIGN: As a result of this lack of consultation, the developers appear not to have recognised that the local residents have consistently objected to the design, in particular the amount of glass on the facade, a façade which is identical to the previous scheme presented by a different developer. Notwithstanding that an examiner did not consider the previous design bad enough to refuse planning permission, we would have hoped that the current developers would have tried to improve it, given the strong local feeling against the current design.

We therefore OBJECT to this design on the basis of Policy 2 of the NDP, in particular items 1,ii,iii,iv,v,vii,ix.

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POLICY 2: Design & Character

All development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead. This shall be achieved by:

- i. Development which positively interfaces with the street and streetscape in which it is located.*
- ii. Development which maintains the positive contributions to character of existing buildings and structures.*
- iii. Development which is human in scale, in order to maintain and create a positive relationship between buildings and street level activity.*
- iv. Development which has regard to the form, function, structure and heritage of its context - including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces.*
- v. A presumption in favour of a colour palette which reflects, or is in harmony with, the materials of its context.*
- vi. New buildings and extensions that respect and are sensitive to the height of existing buildings in their vicinity and setting. Tall buildings in the Growth Area will need to have regard to their impact*

on the setting of the two immediately adjacent conservation areas, in order to avoid any negative impact on them.

vii. Extensions - and infill development - being in character and proportion with its context and setting, including the relationship to any adjoining properties.

viii. The provision of associated high quality public realm.

ix. Having regard to the impact on local views across the Area and the streetscapes within the Area (as identified in A11 and Map 2). x. Development which aims to fulfil the criteria set out in Building for Life 12 (as detailed in A18).

3. AFFORDABLE HOUSING: The current requirement in the Local Plan is 50% affordable. At the preapplication meeting for this development it was noted that 50% was required and there was discussion as to how this could be accommodated. The developers appear to have ignored this discussion as the application scheme proposes 35.7% by unit (37.6% by habitable room). The planning statement mentions a proposed S106 on a contribution for additional housing elsewhere in the borough. The NDP requires that provision of the full 50% should be on site as West Hampstead urgently needs more affordable units. We therefore OBJECT to this development.

4. PARKING/CAR-FREE DEVELOPMENT: We note and support that this scheme will be car free, as required by the recent Camden Local Plan update. However we require guarantees from LB Camden that no current on-street parking is designated to the reservoir site, and that there are no CA-P residents' parking permits issued for any part of this development, should it go ahead. We have particular reservations regarding the issue of residential permits such as for disabled parking and believe that an adequate number of disabled parking spaces, and possibly unloading spaces for deliveries, should be provided on-site as in other large developments within West Hampstead.

The size of the development still raises significant concerns about congestion due to deliveries and visitors' vehicles parking on Gondar Gardens and surrounding streets outside parking restriction hours on weekdays and throughout weekends.

The increase in parking demand and congestion on the roads is very evident to the residents of Maygrove Road and Iverson Road where car free developments have been built recently.

5. SUSTAINABILITY: We note that the sustainability requirements, in particular regarding energy consumption, have become more demanding since the previous application for the similar building on this site.

Improvements to building fabric are given as representing a 2.7% reduction in CO2. There is no description of the improvements and certainly no change in the appearance of the façade, where we would have expected some changes, in particular a reduction on glass to reduce heat loss in winter and solar gain in the summer.

Solar panels are giving a 40.68% reduction in CO2, and occupy much of the high level rooftop. We are concerned that, depending on the height of the roof parapet walls, the panels will protrude above the parapet, thus becoming obtrusive and increasing the height of the building. This is not clear in any of the drawings.

Best wishes

Keith Moffitt
Co-Chair

Fortune Green and West Hampstead Neighbourhood Development Forum

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