

Planning and Building Control
2 Bristol Avenue
Colindale
London
NW9 4EW

The Owner and/or the Occupier

contact: Josh Mclean
tel: 020 8359 3000
date: 12 October 2020
reference: **20/4748/FUL**

Dear Sir or Madam,

Town and Country Planning Act 1990

SITE: 84 West Heath Road, London, NW3 7UJ,

PROPOSAL: Full demolition of the existing building (Use Class C2) and the construction of a new building of 7 storeys (5 above ground) to accommodate residential accommodation (Use Class C3) comprising of 45 apartments with basement car parking, associated communal areas, amenity space, refuse/recycling storage and cycle storage. Provision of 53 off-street parking spaces within the basement and 10 further spaces at lower ground level and 5 above ground.

A planning application has been submitted to Barnet Council for the above development. If you would like to look at the application, the easiest way is through our website, by following the link at <https://publicaccess.barnet.gov.uk/online-applications/> and entering the application reference 20/4748/FUL or address into the Simple Search.

Comments should be submitted online using the 'Make a Public Comment' option once you have found the application you wish to comment on and should be received by 23 November 2020. The website contains guidance on how to comment on a planning application.

Comments can be made in writing and posted to us at the above address if you don't have access to the internet. All comments must be received by 23 November 2020 if you want us to consider them. Please ensure your name, address, is included in any written correspondence and quote reference **20/4748/FUL**. You will not receive an acknowledgement if you comment by post.

Publication of Comments

Any formal comment you make about an application will form part of the planning register, which is open to the public and available online. This means that your comment, name and address will form part of the application documents and will be

available for inspection. **Your comment, name and address will be published online.** Signatures, email addresses and telephone numbers will be redacted.

Please do not include any personal information in your comment that you would not be happy to be made publicly available. *Do not include personal information about other people without their permission.* Please note that transparency is in the public interest and names of individuals will only be redacted in exceptional circumstances.

If you wish to be considered as a potential speaker, should the application be determined by committee, you need to state this when making your comment on the application. This is done either by ticking the 'request to speak' box on the online system for commenting, or if you are providing a written response by post then please write 'I request to speak at committee' visibly at the top of your letter.

Speaking at Committee

Most planning applications are approved or declined by council officers who review your written comments and summarise these within their report where the application is determined. Some applications will be discussed at a council planning committee – usually these are major applications, applications that have been 'called-in' by a ward Member or have been referred to committee for determination by the Chief Planning Officer. Where an application is decided by a committee, the council's constitution allows for up to two speakers for each application, plus the applicant or their representative.

If more than two people request to speak in favour or against an application, then we will expect commenters to agree among themselves who is best placed to speak. To arrange this, we provide the name and email address of everyone who has requested to speak on the item to each other. It is not possible for you to request to speak without agreeing to your name and email address being shared with other people who also want to speak on this application.

If an appeal is made against the decision, your comment in its entirety will be passed to the Planning Inspectorate and appellant.

Yours faithfully,

Josh Mclean
Principal Planner
Finchley and Golders Green Area Team

Mr. J. McLENN

Principal Planner

Planning & Building Control

2 BRISTOL ROAD

COZINS, ACO
NEWQUEN

FLAT 4

00K(20)46

67 WEST HEATH (14)

London

NEWSTON

Dear Mr McLENN

By 20/4/48/FULL

I attach letter from my neighbour
Mr. Grant. I am in complete agreement with the
points raised by his letter. Please therefore
take the letter as my reasons why I am against
this proposed development.

As a matter of interest, the previous
use as a school was only approved because the
school said that there were going to be
'boarders.' There were never any 'boarders' so
the change of use from nursing home to school
was entirely frictionless!

Yours sincerely

Harold Sainsbury



9 OAK LODGE
67 WEST HEATH ROAD
LONDON NW3 7AP

Mr Josh Mclean
Principal Planner – Finchley & Golders Green Area Team
Planning and Building Control
2 Bristol Avenue
Colindale
London
NW94EW

19 October 2020

Dear Mr Mclean

Reference : 20/4748/FUL

I live at Oak Lodge opposite the application site.

I make no comment as to the principle of development or the impact on character and appearance of the area. I leave these matters to the judgment of the Local Planning Authority.

However, I restrict my comments to two issues : 1) parking 2) Construction Management in particular in respect of neighbours' amenity. I have taken professional planning advice in respect of these two matters.

In respect of both issues, given the apparently extensive pre-application process, the current proposals are very disappointing and are too limited.

Parking (and Parking Permits)

I note that 66 parking spaces are proposed within the site. That seems to me to be inadequate provision given the number of units and the likely reliance on the private car, but I am sure that the Council's highways officer or consultant will assess this carefully against applicable standards.

My principal concern is in respect of on-street parking. It is clear that there is already severe pressure on the on-street parking available in the vicinity of the site.

It is wholly unacceptable of the applicant to offer the platitude at 6.10 of the Transport Assessment that "It is not expected that vehicles generated by the site will park on the surrounding highway".

In common with many other multi-unit schemes in boroughs across London, the local authority should in my view be seeking a formal commitment by the developer, through the s106 process, to remove the entitlement of any future occupiers of the application site to apply for a parking permit to park a vehicle in a Controlled Parking Zone currently operating (or operating in the future) in the vicinity of the application site.

The planning obligation should include a commitment that this dis-entitlement should be notified to all residents through sales literature and contracts for sale.

If the developer is confident that adequate provision for parking is contained within the site, then there would be no rational reason why they would not agree to commit to this matter by deed pursuant to the s106 provisions.

Construction Management

My principal concerns under this heading are (1) construction traffic (2) construction parking (3) construction damage to and mess on the road.

I note that a draft CMP is provided as part of the application, and that the developer acknowledges at 7.6.4 of the Planning Statement that the purpose of this is "to ensure that residential amenity is not significantly impacted during construction". I note the intention to secure the CMP via condition. However, two matters of importance arise :

i. the applicant appears to intend that the content of the CMP be kept fluid (7.13.5 of CMP). Whilst I do not necessarily object to the principle of fluidity, it is essential in my view that if the applicant seeks fluidity that the condition is worded so as to state that "The CLP shall cover as a minimum [...]", and then to list a series of matters. I am aware that this is the proposed wording endorsed in other decisions by the Secretary of State and currently proposed jointly by the developer and Hounslow Council at the called-in Brentford High Street Inquiry. It would be inadequate for the condition simply to leave the content of the CMP as entirely open-ended at the point of consent. I note that in the 114-120 West Heath Road consent (16/5993/FUL), Condition 6 referred to compliance with the submitted (and therefore agreed as to detail) Construction Management Plan. That seems to me a sensible approach, providing certainty and enforceability as to detailed requirements by conditioning an agreed CMP at the point of consent. If in this case the applicant merely seeks to treat his CMP as a draft which is subject to change, then the relevant condition should state the palette of minimum requirements for inclusion.

ii. As to the content both of the "CMP minimum requirement" list to be conditioned and the CMP itself (or the matters to be detailed and agreed in the CMP prior to the grant of consent if the condition is to be framed as it was in 16/5993/FUL), I have read the draft CMP and in particular Appendix C, but in my view the conditioned list of requirements (or pre-agreed matters in a conditioned document) should include :

- a confirmation that a pre-start record of conditions on West Heath Road will be undertaken with the highway authority, and a commitment to repair any damage caused
- provision for the parking of vehicles of site operatives and visitors, to be within the site only (NOTE : 1.3.2 of the draft CMP currently says "No contractor parking will be allowed on site during the construction phase" - this is totally unacceptable, will cause intolerable pressure on on-street parking over an extensive period, and will seriously impact the amenity interests of neighbours which the applicant says he wishes to avoid at 7.6.4 of the Planning Statement)
- provision for loading, unloading and storage of plant and materials within the site only
- provision of a traffic marshal
- access details
- routing details
- provision of wheel washing facilities at the site exit and a commitment to sweep / clean West Heath Road in the vicinity of the site on a daily basis (on construction days)
- measures to ensure the safety of cyclists and pedestrians within the vicinity of the site
- avoiding road network peak delivery times ("where possible" as currently stated is too loose and will be ineffective)
- provision of a schedule of traffic movements on a monthly in advance basis

I note that in 16/5993/FUL , in addition to the agreed CMP, a separate condition (Condition 21) was imposed specifically in relation to wheel/vehicle washing and I would ask that this condition be repeated in this case.

I further note that in 16/5993/FUL the construction hours were the subject of a specific self-contained addition, and I ask that this condition (reflecting the same limits on working hours) be imposed here.

Finally, it would be appropriate in my view in the interests of the amenity of neighbours for the developer to commit through the s106 document to the Considerate Contractor Scheme, as many developers are required to do in respect of schemes of a comparable scale to this.

Andrew Grant



19 October 2020

Dear Neighbours,

84 WEST HEATH ROAD, LONDON, NW3 7UJ
Re: Application 20/4748/FUL

We hope you are all keeping safe and well in this current climate. You may or may not have received the attached application from Barnet Planning which, if granted, will be a fundamental change to everyone's living environment for many years.

We know from the example of the site close by, namely 114 West Heath Road (near entrance of Golders Hill Park) when all the lovely trees were dug up by developers for a basement project where work continued causing noise and disruption for two years, with total disregard and mayhem to the surrounding neighbourhood, which eventually led to the excavation being filled in.

Does anyone know what percentage of flats are being allocated to social housing? Is it 50 percent. No figures have not been supplied.

Attached is a proforma letter for your convenience to fill in and send off. A SAE has been included for your ease. This should be sent in as soon as possible.

Your support in this matter is necessary and greatly appreciated. Each voice is important.

Westheath Action Group

For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 20.10.20
From: FRANCESCO ALBERTI
157A West Heath Rd
NW3 7UJ

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

My/our comments on the above are as indicated below:-

(tick accordingly)

- ☒ No council notes of any pre application and no positive feedback has been given to residents.
- ☒ The current use of this property is C2 (nursing home, school etc). This has protection under the current Barnet Council Local Plan. Under that plan, "only under exceptional conditions they would allow the loss of such use" and in the event that it could be demonstrated it could not be put this use. There is no evidence provided of this and no advertising of the site for the permitted use has been undertaken.
- ☒ The planning statement contains no such assessment of the land use principal.
- ☒ The applicant claimed in statement of community involvement to have undertaken consultation. This is the first time that the application has been seen let alone discussed.

- o The application is aggressive and hideous. It has no regard to planning policy consideration of compatibility with local context and character (The immediate surrounding is characterised by family sized housing and not multi storey apartments). Certainly not in keeping with the ethos of the area.
- o The premises have significant historical relevance and knocking down this beautiful Victorian property would be unthinkable.
- o There is a genuine and increasing lack of care home spaces in London. This site has permission for care home and could be restored as such use. Care home spaces are reaching crisis point with a 8% decrease in spaces in London. Why is Barnet allowing change of use when this is a viable site for a care home paying market rate as opposed to elevated cost for big commercial development. www.telegraph.co.uk/news/2017/10/04/nine-ten-areas-have-shortage-care-home-places-within-five-years
- o The proposed roof terrace from its position '6' floors up will overlook all neighbouring properties, taking away the residents right to privacy and quiet enjoyment. If garden space is required it should be incorporated into the landscaping and not provided up high as a result of over developing the building mass.
- o It seems extraordinary that planning was found to be non compliant on the premises when it 'partially complied with being a boarding school and C2' use, but the ratio of day to overnight students was not felt to comply. The school was told that there was 'no way' that planning officers could grant leniency and a school which supported **children with special education needs in the area was therefore forced to disband** to smaller premises causing many pupils to go to less suitable schools. This proposed use, which is purely of financial benefit to the developers and does not comply in any way with C2 use should not be granted permission.
- o Eden Close is the closest premises to the site it is a high end housing development. They were not invited to a local stakeholders meetings. Why?
- o Feedback on the Applicants proposed redevelopment of the site suggests that there is good support for the scheme, with many local residents welcoming both the Applicant's involvement and the change of use from education to residential. Again there is absolutely no evidence of this.

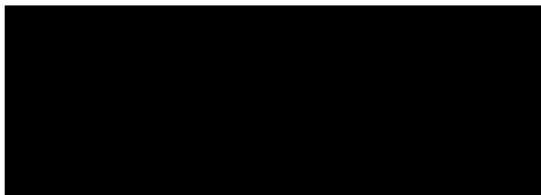
Additional comments

out of keeping with the area.

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,

A large black rectangular box redacting the signature of the sender.

For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 20/10/2020
From: MR M MARKS
157B WEST HEATH RD
NW3 7TT

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

My/our comments on the above are as indicated below:-

(tick accordingly)

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- ☒ The current use of this property is C2 (nursing home, school etc). This has protection under the current Barnet Council Local Plan. Under that plan, "only under exceptional conditions they would allow the loss of such use" and in the event that it could be demonstrated it could not be put this use. There is no evidence provided of this and no advertising of the site for the permitted use has been undertaken.
- ☒ The planning statement contains no such assessment of the land use principal.
- ☒ The applicant claimed in statement of community involvement to have undertaken consultation. This is the first time that the application has been seen let alone discussed.

- ✓ The application is aggressive and hideous. It has no regard to planning policy consideration of compatibility with local context and character (The immediate surrounding is characterised by family sized housing and not multi storey apartments). Certainly not in keeping with the ethos of the area.
- The premises have significant historical relevance and knocking down this beautiful Victorian property would be unthinkable.
- ✓ There is a genuine and increasing lack of care home spaces in London. This site has permission for care home and could be restored as such use. Care home spaces are reaching crisis point with a 8% decrease in spaces in London. Why is Barnet allowing change of use when this is a viable site for a care home paying market rate as opposed to elevated cost for big commercial development. www.telegraph.co.uk/news/2017/10/04nine-ten-areas-have-shortage-care-home-places-within-five-years
- ✓ The proposed roof terrace from its position '6' floors up will overlook all neighbouring properties, taking away the residents right to privacy and quiet enjoyment. If garden space is required it should be incorporated into the landscaping and not provided up high as a result of over developing the building mass.
- ✓ It seems extraordinary that planning was found to be non compliant on the premises when it 'partially complied with being a boarding school and C2' use, but the ratio of day to overnight students was not felt to comply. The school was told that there was 'no way' that planning officers could grant leniency and a school which supported **children with special education needs in the area was therefore forced to disband** to smaller premises causing many pupils to go to less suitable schools. This proposed use, which is purely of financial benefit to the developers and does not comply in any way with C2 use should not be granted permission.
- ✓ Eden Close is the closest premises to the site it is a high end housing development. They were not invited to a local stakeholders meetings. Why?
- ✓ Feedback on the Applicants proposed redevelopment of the site suggests that there is good support for the scheme, with many local residents welcoming both the Applicant's involvement and the change of use from education to residential. Again there is absolutely no evidence of this.

Additional comments

To have a scheme for the location together with
associated traffic
out of keeping with the area.

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,



2 OAK LODGE
67 WEST HEATH ROAD
LONDON NW3 7AP

29th October 2020

J. Mclean Esq.
Finchley & Golders Green Area Team
Planning and Building Control
2 Bristol Avenue, Colindale
London NW9 4EW

Dear Sir,

Reference: 20/4748/FUL

We refer to the above-numbered planning application.

We have been sent a copy of the letter to you dated 19th October 2020 from Mr Andrew Grant, a copy of which is enclosed.

We support all that is said in that letter.

In addition, we wish to say that we believe that the number of dwellings it is proposed to build is excessive. Over 60 dwellings is likely to involve over 100 vehicles. With many of those vehicles plus contractors plus delivery vehicles arriving and leaving every day, the burden of extra traffic on West Heath Road would be very heavy.

We are already in a situation where West Heath Road is a much-used alternative to main roads for traffic travelling to and from the West End and the City. On frequent weekday mornings it is impossible to leave Oak Lodge and turn right into West Heath Road because of traffic queuing nose to tail.

The size of the proposed development would only make matters even worse, and that is in addition to the problems with parking and vehicles left on yellow lines or half on the pavement.

Having regard to the above matters, we would invite the Planning Authority to reduce the size of any development that is allowed, and also ensure that its size and nature are in keeping with the surrounding area.



Tamar and David Maislish

1st Class

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Large Letter

30g

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Mr Josh Mclean
London Borough of Barnet
Finchley & Golders Green Area Team
Planning & Building Control
2 Bristol Avenue
London
NW9 4EW

Return Address
Flat 9
Oak Lodge
London
NW3 7AP

Postage Cost
£1.15

Post by the end of
26.10.2020

Paid and printed from
Click & Drop

21/10/2020

For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 20TH October 2020
From: Robert Vegoda
26 WEST HEATH
AVENUE LONDON NW11 7QL

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

My/our comments on the above are as indicated below:-

(tick accordingly)

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- The current use of this property is C2 (nursing home, school etc). This has protection under the current Barnet Council Local Plan. Under that plan, "only under exceptional conditions they would allow the loss of such use" and in the event that it could be demonstrated it could not be put this use. There is no evidence provided of this and no advertising of the site for the permitted use has been undertaken.
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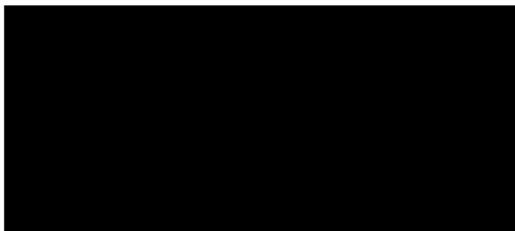
Additional comments

A TOTAL LACK OF COMMUNICATION.

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,



**Flat 1, Oak Lodge
67 West Heath Rd
Hampstead
NW3 7AP**

[REDACTED]

20 October 2020

Planning and Building Contril
2 Bristol avenue
Colindale
NW94EU

Dear Mr Mcclean,

Reference 20/4748/Ful

I attach a letter from [REDACTED] tro you which we very much support. We also live at Oak Lodge

Yours sincerely

[REDACTED]

For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 21. October 2020
From: DAVIDELA SKACANOVA
97 WEST HEATH ROAD
NW3 7TN, LONDON, UK

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

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Additional comments

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,

[Redacted signature]

For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 21.10.2020

From: NUNZIO RACQUARELLI
97 WEST HEATH ROAD
LONDON NW3 7UJ

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Additional comments

THIS PLANNING APPLICATION IS A
DISGRACE! EVERY EFFORT WILL BE
SUPPORTED TO STOP THIS ABUSE OF THE SYSTEM!

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,

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Planning and Building Control
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Colindale
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Additional comments

THIS PLANNING APPLICATION IS A
DISGRACE! EVERY EFFORT WILL BE
SUPPORTED TO STOP THIS ABUSE OF THE SYSTEM!

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 21st October 2020.

From: MICHAEL SLOWE
21 WEST HEATH GARDENS
NW3 7TR.

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

My/~~our~~ comments on the above are as indicated below:-

(tick accordingly)

- No council notes of any pre application and no positive feedback has been given to residents.
- The current use of this property is C2 (nursing home, school etc). This has protection under the current Barnet Council Local Plan. Under that plan, "only under exceptional conditions they would allow the loss of such use" and in the event that it could be demonstrated it could not be put this use. There is no evidence provided of this and no advertising of the site for the permitted use has been undertaken.
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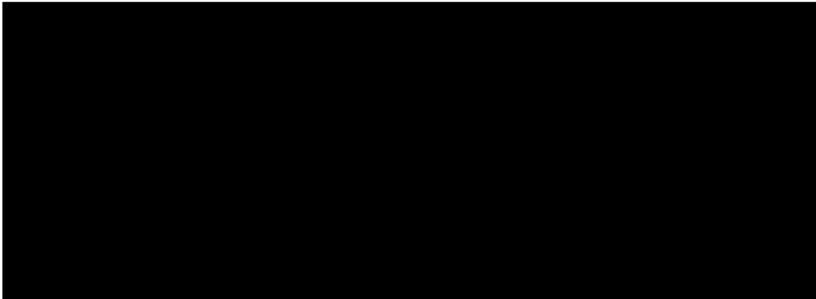
Additional comments

X There is no place for these huge multi
occupancy developments in this area.
Look at "The Oven" scheme adjacent X
to 84 - years of disruption and now
they are filling it all in! Madness.

Would you please kindly acknowledge this representation and keep me/~~us~~ advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,



For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

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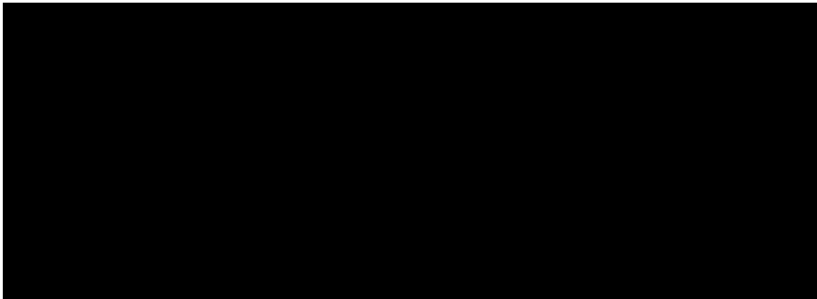
Additional comments

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Yours sincerely,



For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 21.10.20
From: HILTON
4 EDEN CLOSE
NW3 7UL

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

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(tick accordingly)

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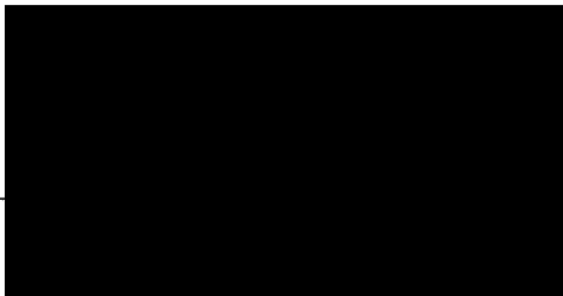
Additional comments

The last thing this area needs is ANOTHER basement, disturbing water tables, wildlife and the larger environment. The traffic on West Heath is terrible at the moment. The addition of ANOTHER

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,



53 cars would
make it
even

more
polluted

and
unbearably
congested.

Are we
learning nothing
in the current
climate of
environmental
destruction,
poor quality
air, unnecessary
basement space?

This property
should be used for
what it was
intended. NOT and
7 story
monstrosity.

For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: OCTOBER 21st 2020

From: EDWARD and PEARL BOWMAN
4 CARLTON CLOSE
NW3 7UA

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

My/our comments on the above are as indicated below:-

(tick accordingly)



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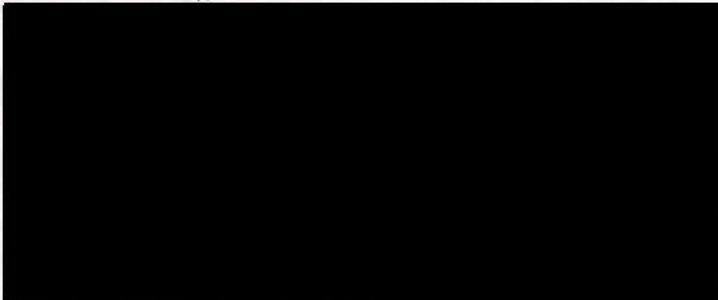
-Page 3-

Additional comments

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Yours sincerely,

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For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 21/10/2020

From: Miss L Rose
207 West Heath Road
London NW3 7TT

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

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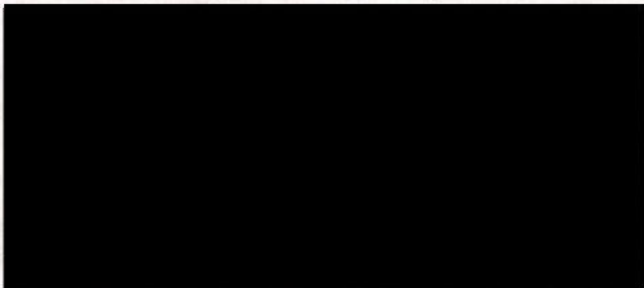
Additional comments

After the disruption the Oren development is causing in the road, sometimes 8 huge trucks parked during rush hour all along the road, so traffic has to drive on the pavement, the shaking experienced in our houses from their work, now you want to cause more ~~disruption~~ disruption in the road?

The Council needs to monitor these huge developments if they agree to put them through. Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,



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SD 1pm



VE 2560 3991 8GB

SD 1pm

P6598 Rev Feb 18

Mr Josh Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW



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• SINGLE USE ONLY •
S




125 Pall Mall
London SW1Y 5EA

For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 21 October, 2020

From: [REDACTED]

Mr Erlan Idri'sson
8 EDEN CLOSE, NW3 7UL

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

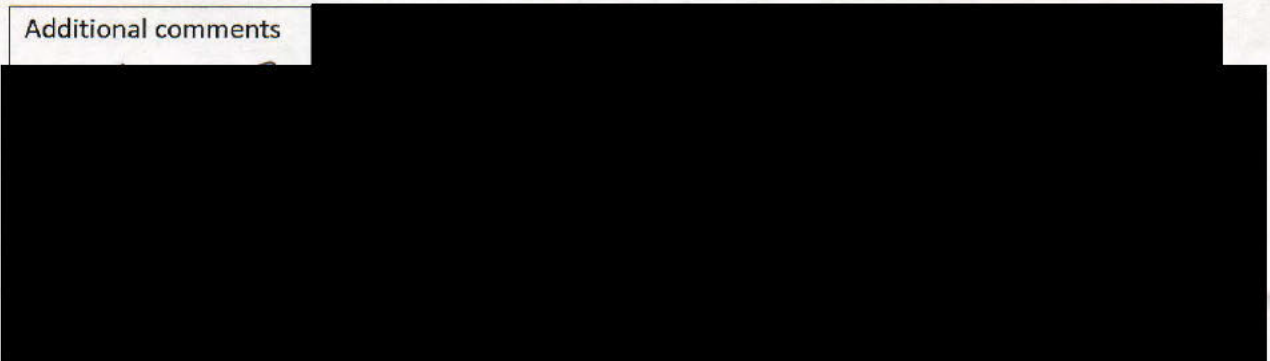
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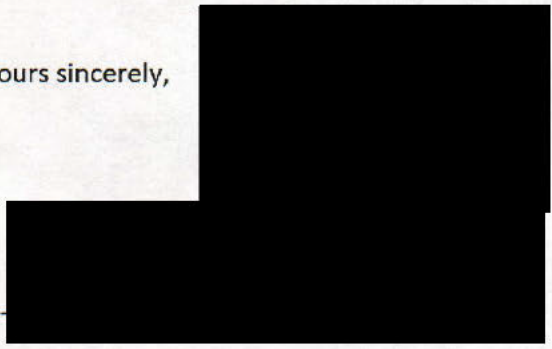
Additional comments



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For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 21st Oct 2020
From: Irene + Jake Panayiotou
167 West Heath Rd
Hampstead NW3 7TF

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

My/our comments on the above are as indicated below:-

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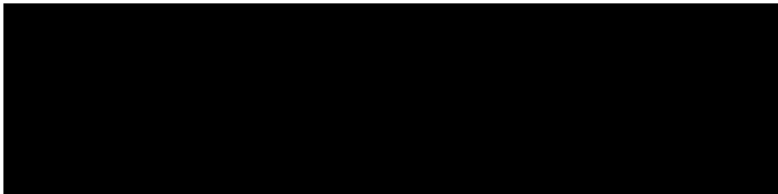
Additional comments

With 3 major developments in West Heath Rd.
The CREW + 2 houses have been recently demolished.
All within close proximity to each other. Our living
conditions have become unbearable + very
stressful. Do we really need another development?

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,



For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 22/10/2020
From: Mr. & Mrs. George Graham
2 Eden Close
NW3 7UL

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

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- The proposed roof terrace from its position '6' floors up will overlook all neighbouring properties, taking away the residents right to privacy and quiet enjoyment. If garden space is required it should be incorporated into the landscaping and not provided up high as a result of over developing the building mass.
- It seems extraordinary that planning was found to be non compliant on the premises when it 'partially complied with being a boarding school and C2' use, but the ratio of day to overnight students was not felt to comply. The school was told that there was 'no way' that planning officers could grant leniency and a school which supported **children with special education needs in the area was therefore forced to disband** to smaller premises causing many pupils to go to less suitable schools. This proposed use, which is purely of financial benefit to the developers and does not comply in any way with C2 use should not be granted permission.
- Eden Close is the closest premises to the site it is a high end housing development. They were not invited to a local stakeholders meetings. Why?
- Feedback on the Applicants proposed redevelopment of the site suggests that there is good support for the scheme, with many local residents welcoming both the Applicant's involvement and the change of use from education to residential. Again there is absolutely no evidence of this.

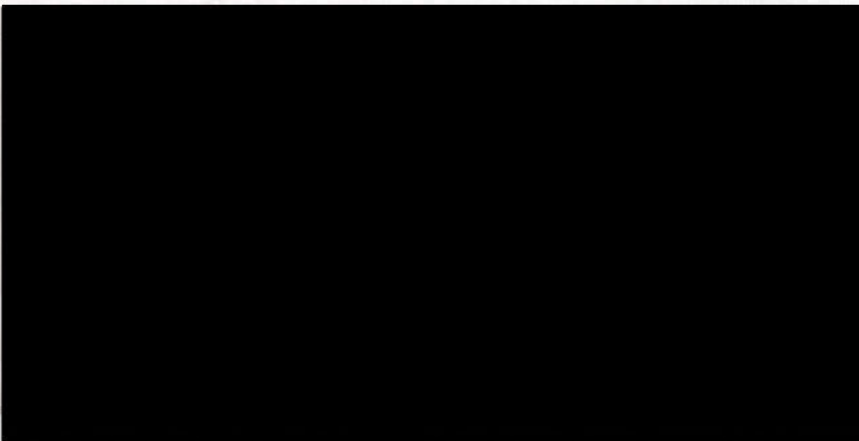
-Page 3-

Additional comments

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,



For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 22/10/2020

From: MRS SANDRA SORSKY
67 WEST HEATH ROAD

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

My/our comments on the above are as indicated below:-

(tick accordingly)

- ☒ No council notes of any pre application and no positive feedback has been given to residents.
- ☒ The current use of this property is C2 (nursing home, school etc). This has protection under the current Barnet Council Local Plan. Under that plan, "only under exceptional conditions they would allow the loss of such use" and in the event that it could be demonstrated it could not be put this use. There is no evidence provided of this and no advertising of the site for the permitted use has been undertaken.
- ☒ The planning statement contains no such assessment of the land use principal.
- ☒ The applicant claimed in statement of community involvement to have undertaken consultation. This is the first time that the application has been seen let alone discussed.

- ✓ The application is aggressive and hideous. It has no regard to planning policy consideration of compatibility with local context and character (The immediate surrounding is characterised by family sized housing and not multi storey apartments). Certainly not in keeping with the ethos of the area.
- ✓ The premises have significant historical relevance and knocking down this beautiful Victorian property would be unthinkable.
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-Page 3-

Additional comments

Would you please kindly acknowledge this representation and keep me/~~us~~ advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,

A black rectangular box redacting the signature of Mrs S Sorski.

Mrs S Sorski

For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 20/10/2020
From: K & S BRAININ
9 CARLTON CLOSE
NW3 7UA

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

My/our comments on the above are as indicated below:-

(tick accordingly)

- ☐ No council notes of any pre application and no positive feedback has been given to residents.
- ☒ The current use of this property is C2 (nursing home, school etc). This has protection under the current Barnet Council Local Plan. Under that plan, "only under exceptional conditions they would allow the loss of such use" and in the event that it could be demonstrated it could not be put this use. There is no evidence provided of this and no advertising of the site for the permitted use has been undertaken.
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Additional comments

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,



Carter, Richard

From: Planning Consultation
Sent: 23 October 2020 11:05
To: Mclean, Josh
Subject: FW: ref 20/4748/FUL - 84 West Heath Road

[REDACTED]
Planning Technician
Planning and Building Control
London Borough of Barnet
2 Bristol Avenue, Colindale, London, NW9 4EW
Tel: [REDACTED]
Barnet Online: www.barnet.gov.uk



RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.
Registered in England 08615172. Registered Office: 17 Rochester Row, London, England SW1P 1QT.

From: [REDACTED]
Sent: 17 October 2020 12:25
To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Subject: Re: ref 20/4748/FUL - 84 West Heath Road

3 Elm Walk
London NW3 7UP

--

Nicholas Aleksander
[REDACTED]



On 16 Oct 2020, at 16:59, Planning Consultation <Planning.Consultation@barnet.gov.uk> wrote:

Dear Sir

Please provide your full home address in order to log your comments.

Thank you

Kind regards


Planning Technician
Planning and Building Control
London Borough of Barnet
2 Bristol Avenue, Colindale, London, NW9 4EW
Tel: 
Barnet Online: www.barnet.gov.uk
<image001.jpg>

<image002.jpg>

RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.
Registered in England 08615172. Registered Office: 17 Rochester Row, London, England SW1P 1QT.

<image003.png>

From: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Sent: 14 October 2020 18:14
To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Subject: FW: ref 20/4748/FUL - 84 West Heath Road

From: 
Sent: 14 October 2020 18:11
To: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Cc: Zinkin, Cllr Peter <Cllr.P.Zinkin@Barnet.gov.uk>; Ryde, Cllr Shimon <Cllr.S.Ryde@Barnet.gov.uk>;
Clarke, Cllr Anne <Cllr.A.Clarke@Barnet.gov.uk>
Subject: ref 20/4748/FUL - 84 West Heath Road

I refer to the planning application 20/4748/FUL for 84 West Heath Road, NW3. As a local resident, I would like to comment on the application as follows:

1. I am generally supportive of the application, and the change of use to residential. I particularly like the fact that the trees on the site are to be preserved. I participated in the local residents' consultation, which I found to be helpful.

2. However, there are aspects of the development proposal on which I have some comments which are as follows:

a) 84 West Heath Road is located on a blind bend in West Heath Road – which is something of an accident blackspot. West Heath Road is a rat-run, and can get very busy (although the impact of COVID-19 has been to reduce traffic temporarily). There have been fatal accidents at this location, and in consequence there are parking restrictions on one side of the road, and an electronically activated illuminated speed limit sign for traffic coming down the hill (from the Platts Lane junction). The entrance to the site is on the blackspot itself, and there is a risk of accidents as vehicles exit the site – or if pedestrians cross the road at that point. It should be a requirement of the development (perhaps under a planning agreement with Barnet) that the developer pays for traffic calming measures on West Heath Road, in order to force vehicles (particularly those coming down the hill) to slow down. This could take the form of traffic islands (which would be useful for pedestrians) or a chicane – speed bumps would not be welcome. In addition, consideration should be given to extending the existing 20mph speed limit on West Heath Road from the junction at Platts Lane to the T junction at the foot of the hill.

b) I am also concerned about the risk of accidents due to construction traffic – particularly if heavy lorries are queuing on West Heath Road to enter the site (either to collect waste or to deliver). There should be no vehicles waiting on West Heath Road at all. Instead there needs to be a waiting area located well away from the site, and vehicles are then called onto the site with a traffic

marshal. In addition, there will need to be traffic management measures at the site entrance to control and manage vehicles driving along West Heath Road. It should be a requirement that no construction traffic should reverse without a banksman/woman watching the rear of the vehicle.

c) The planning application refers to there being twice-weekly collections of recycling waste and residual waste from the development. This is four collections each week. No doubt there will also be a requirement for horticultural waste to be collected too. These collections are to be kerbside on West Heath Road. I am concerned about large refuse trucks having to park at an accident blackspot whilst the bins are emptied. In addition, these heavy commercial bins will have to be manhandled across the site and across the pavement – and given their weight and the sloping site, there is a risk that they could run away and hit a pedestrian or a passing vehicle. It would be better if provision could be made for the refuse to be collected on the site, and for the refuse trucks to enter the site, so that the bins never leave the site (and the site can be graded to minimise the risk of the bins running away). This would also mitigate the risk of waste blowing away along the road.

d) One of the problems experienced with other developments on West Heath Road is that construction workers drove to the sites, and parked in adjoining roads. Because the residents parking restrictions are only for one hour (to discourage commuter parking), the construction workers can park freely in residents' bays for virtually the whole of the day, causing inconvenience and annoyance to residents. The developers should adopt a travel plan for the

construction workers so that they minimise workers travelling to the site by car – and instead use public transport – or a minibus or similar service provided by the developer.

e) There is no capacity for residents of the development (or their guests) to use on-street residents parking bays in the area – this is already an area of parking stress, with most of the bays being fully utilised. As parking facilities for residents and their guests are provided on site, there should be no need for the residents or their guests to use on-street parking. In consequence there should be a planning condition that occupiers of the flats on the development will not have any entitlement to residents' parking permits.

f) During the residents' consultation there was a proposal for the building to have green walls. This seems to be no longer part of the plan. This is disappointing, as the use of green walls would soften the visual impact of a large building – particularly given its setting, which is close to Hampstead Heath and Golders Hill Park, and the site itself benefits from lots of trees.

Could you please confirm that these comments have been received, and will be provided to the planning officer responsible for the application, and to the planning committee making the decision?

I have copied this email to my local councillors.

Regards

A black rectangular redaction box covering the signature area.

This email and any attachments to it are intended solely for the individual to whom it is addressed. It may contain sensitive or confidential material and should be handled accordingly. However, it is recognised that, as an intended recipient of this email, you may wish to share it with those who have a legitimate interest in the contents.

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Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

Please note: Information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004.

This message has been scanned by Exchange Online Protection.

For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 23.10.20
From: ADELE & BARRIE DIX
40 WEST HEATH ROAD
HAMPSTEAD, LONDON,
NW3 7UR.

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

~~My~~our comments on the above are as indicated below:-

(tick accordingly)

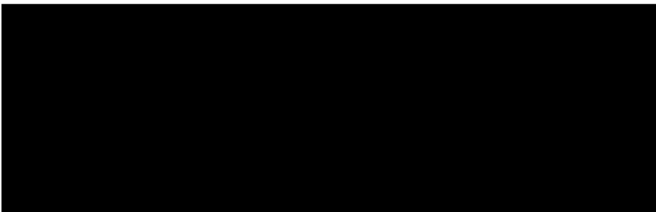
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- ☒ The planning statement contains no such assessment of the land use principal.
- ☒ The applicant claimed in statement of community involvement to have undertaken consultation. This is the first time that the application has been seen let alone discussed.

Additional comments

Would you please kindly acknowledge this representation and keep ~~me~~/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,



For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 27 October 2020
From: Mr & Mrs S. Katz
1 Eden Close
London, NW3 7UL

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

My/our comments on the above are as indicated below:-

(tick accordingly)

- ☒ No council notes of any pre application and no positive feedback has been given to residents.
- ☒ The current use of this property is C2 (nursing home, school etc). This has protection under the current Barnet Council Local Plan. Under that plan, "only under exceptional conditions they would allow the loss of such use" and in the event that it could be demonstrated it could not be put this use. There is no evidence provided of this and no advertising of the site for the permitted use has been undertaken.
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- ☒ The applicant claimed in statement of community involvement to have undertaken consultation. This is the first time that the application has been seen let alone discussed.

- ✓ The application is aggressive and hideous. It has no regard to planning policy consideration of compatibility with local context and character (The immediate surrounding is characterised by family sized housing and not multi storey apartments). Certainly not in keeping with the ethos of the area.
- ✓ The premises have significant historical relevance and knocking down this beautiful Victorian property would be unthinkable.
- ✓ There is a genuine and increasing lack of care home spaces in London. This site has permission for care home and could be restored as such use. Care home spaces are reaching crisis point with a 8% decrease in spaces in London. Why is Barnet allowing change of use when this is a viable site for a care home paying market rate as opposed to elevated cost for big commercial development. www.telegraph.co.uk/news/2017/10/04nine-ten-areas-have-shortage-care-home-places-within-five-years
- ✓ The proposed roof terrace from its position '6' floors up will overlook all neighbouring properties, taking away the residents right to privacy and quiet enjoyment. If garden space is required it should be incorporated into the landscaping and not provided up high as a result of over developing the building mass.
- ✓ It seems extraordinary that planning was found to be non compliant on the premises when it 'partially complied with being a boarding school and C2' use, but the ratio of day to overnight students was not felt to comply. The school was told that there was 'no way' that planning officers could grant leniency and a school which supported **children with special education needs in the area was therefore forced to disband** to smaller premises causing many pupils to go to less suitable schools. This proposed use, which is purely of financial benefit to the developers and does not comply in any way with C2 use should not be granted permission.
- ✓ Eden Close is the closest premises to the site it is a high end housing development. They were not invited to a local stakeholders meetings. Why?
- ✓ Feedback on the Applicants proposed redevelopment of the site suggests that there is good support for the scheme, with many local residents welcoming both the Applicant's involvement and the change of use from education to residential. Again there is absolutely no evidence of this.

Additional comments

Please can you verify how committee meetings are taking place (Virtual or not). There is conflicting advice. Please also advise if representation can be made and procedure involved?

Would you please kindly acknowledge this representation and keep me/us advised at all times. - Thank you

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.



For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 23 / 10 / 20

From: MR + MRS CLARK
177 WEST HEATH RD
LONDON NW3 7TT

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

My/our comments on the above are as indicated below:-

(tick accordingly)

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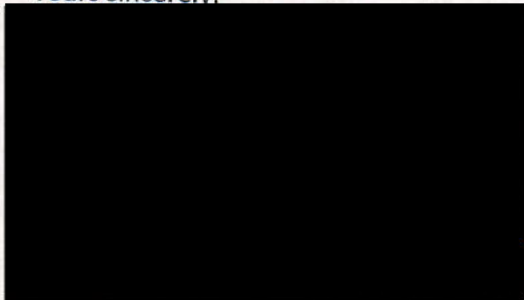
Additional comments ONLY 68 SPACES FOR 45 FLATS. WHERE DO VISITORS
TO 84 WHR PARK. CURRENT SPACES FOR VISITORS IN SURROUNDING
STREETS ARE ALREADY OVERSUBSCRIBED SUCH AS THE ROW OF RESIDENTS/MS120K
PARKING OUTSIDE 85 WESTHEATH RD.

- 1.
2. THE PROPOSED HEIGHT OF THE NEW BUILDING SEEMS MUCH HIGHER
THAN THE EXISTING VICTORIAN BUILDING.

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these
comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,



Carter, Richard

From: [REDACTED]
Sent: 23 October 2020 08:26
To: Mclean, Josh
Cc: [REDACTED]
Subject: 84 West Heath Road Hampstead London NW3 7TT

Dear Mr. McLean,

Application20/4748/FUL
84 West Heath Road Hampstead London NW3 7UK

I live at 173 West Heath Road Hampstead London NW3 7UJ which is around the corner, literally 100 metres from the site of the proposed development. As you are no doubt aware, West Heath Road travels down from Whitestone Ponds and terminates into a 90 degree "T" junction (still West Heath Road), one arm of which goes to Finchley Road and on which we live, the other towards Golders Hill Park and West Heath Avenue. This accounts for the very short distance between Nos. 84 and 173.

Today we received a circular advising us of the extent of the proposal. As this is the first time I learn of the development, I am obviously concerned as to what stage it is at and will be making use of the online access and the return letter addressed to you.

I would, however, like to know whether there would still be an interest in a care home development on this site. I am a director and the CEO of European Healthcare Group PLC, a care home operator which, at its zenith, owned and administered 11 care homes throughout England. Following a sales and disposal programme commencing in 2016, we have still retained three homes of between 45 to 60 beds and are seriously considering investing in a purpose built care home somewhere in North West London.

Hence this letter.

Should you have the time, I would appreciate a conversation with you.

My contact details are [REDACTED] and [REDACTED]

I look forward ot hearing from you

Yours sincerely,

For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 24 October 2020.

From: BRIAN JOSYFOWICZ

SANDRA JOSYFOWICZ

Dear Mr Mclean

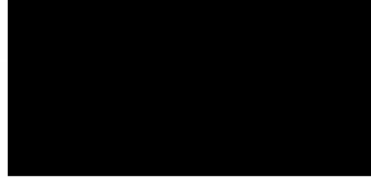
Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

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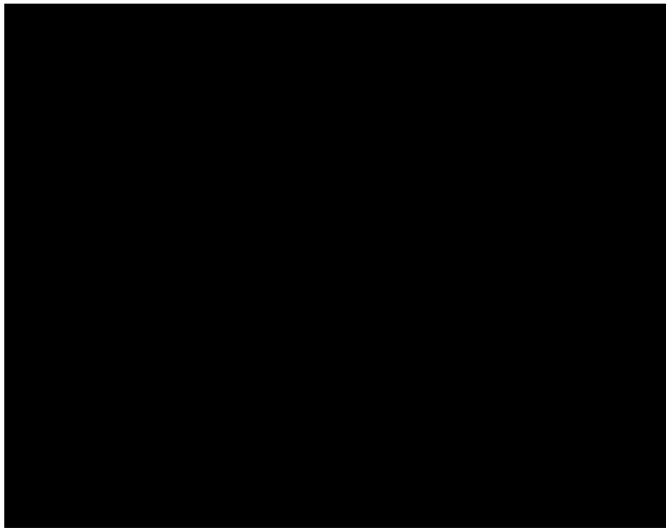
Additional comments



Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,



For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 26th October 2020

From: A.J. ENGLISH
29 West Heath Ave
London NW11 7QT

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

My/our comments on the above are as indicated below:-

(tick accordingly)

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- ✓ It seems extraordinary that planning was found to be non compliant on the premises when it 'partially complied with being a boarding school and C2' use, but the ratio of day to overnight students was not felt to comply. The school was told that there was 'no way' that planning officers could grant leniency and a school which supported **children with special education needs in the area was therefore forced to disband** to smaller premises causing many pupils to go to less suitable schools. This proposed use, which is purely of financial benefit to the developers and does not comply in any way with C2 use should not be granted permission.
- ✓ Eden Close is the closest premises to the site it is a high end housing development. They were not invited to a local stakeholders meetings. Why?
- ✓ Feedback on the Applicants proposed redevelopment of the site suggests that there is good support for the scheme, with many local residents welcoming both the Applicant's involvement and the change of use from education to residential. Again there is absolutely no evidence of this.

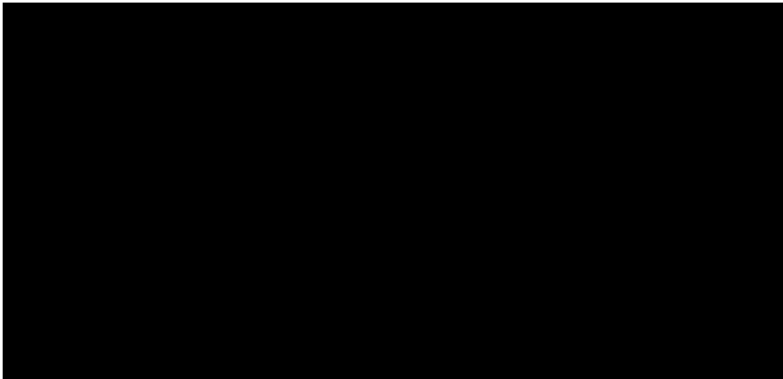
Additional comments

This scheme is wholly unsuited to this area. I object strongly to it and to the change of use. We have not been consulted

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,



For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 26/10/20
From: STUART FRANKS
49 WEST HEATH ROAD
LONDON NW3 7TH

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

My/our comments on the above are as indicated below:-

(tick accordingly)

- ☒ No council notes of any pre application and no positive feedback has been given to residents.
- ☒ The current use of this property is C2 (nursing home, school etc). This has protection under the current Barnet Council Local Plan. Under that plan, "only under exceptional conditions they would allow the loss of such use" and in the event that it could be demonstrated it could not be put this use. There is no evidence provided of this and no advertising of the site for the permitted use has been undertaken.
- ☒ The planning statement contains no such assessment of the land use principle.
- ☒ The applicant claimed in statement of community involvement to have undertaken consultation. This is the first time that the application has been seen let alone discussed.

- ✓ The application is aggressive and hideous. It has no regard to planning policy consideration of compatibility with local context and character (The immediate surrounding is characterised by family sized housing and not multi storey apartments). Certainly not in keeping with the ethos of the area.
- ✓ The premises have significant historical relevance and knocking down this beautiful Victorian property would be unthinkable.
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Additional comments

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Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,

[Redacted signature]



By post and email: cllr.s.ryde@barnet.gov.uk
Councillor Shimon Ryde
9 Oakfields Road
London
NW11 0JA

27 October 2020

Dear Councillor Ryde,

I hope my letter finds you well and would like to assure you of my highest consideration.

As Kazakhstan's Ambassador to the Court of St James's, I reside at the property at 8 Eden Close NW3 7UL. The property is owned by the Republic of Kazakhstan and has been duly registered with the British Government as the official residence of Kazakhstan's Ambassador Extraordinary and Plenipotentiary to the United Kingdom.

Having lived at the said house for more than three years, I have always enjoyed the most commendable service and support from the local Council led by you and your good colleagues.

In this regard, I would like to bring to your kind attention the following matter of concern in the hope that you will assist in its resolution.

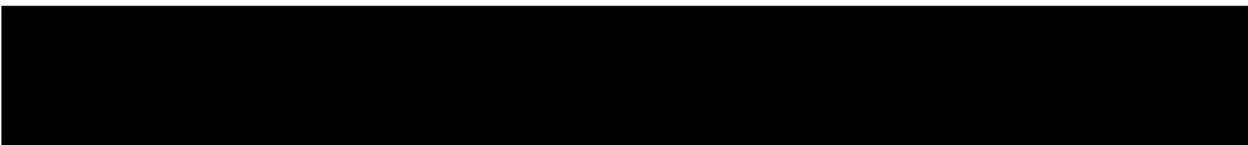
A few days ago I came to know of a planning application on 84 West Heath Road NW3 7UJ (the Council's reference number 20/4748/FUL). According to the application, the two-storey mansion that currently exists at the above location is planned to be demolished and replaced with a much bigger block of flats. The new building will have five residential floors above ground (two floors underground for parking), sixth-floor roof garden and 45 new residential flats.

The new block of flats will tower over the adjacent area that includes mostly smaller residential houses. It will directly affect privacy and security of residents at the nearby Eden Close compound, which is a quiet and high-end housing development.



Therefore, I was unpleasantly surprised to receive the said information as it was the first time I learned about the planning application to build a new block in the area, **just next to my residence**. In spite of the **apparent privacy and security implications for the diplomatic premises of the Republic of Kazakhstan**, neither I nor any other representative of the Kazakhstan Government were invited to any of the earlier local stakeholders meetings.

From my numerous discussions with my Eden Close neighbours, I understand that neither of them has been timely informed of the planed project, although the Applicant claimed in their statement of community involvement and that the community was properly consulted with. Furthermore, I understand that none of my neighbours supports or welcomes the new aggressive development which is not compatible with the area's context and character.



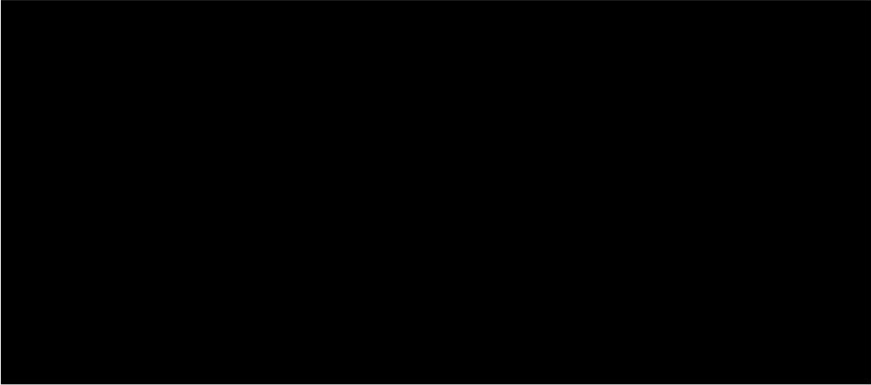
I thank you for your time and attention to this important matter and look forward to hearing from you in due course.

Availing myself of this opportunity let me wish you every success in all your endeavours.

Sincerely yours, *and with my best regards,*

Erlan Idrissov





By post and email: cllr.s.ryde@barnet.gov.uk
Councillor Shimon Ryde
9 Oakfields Road
London
NW11 0JA

27 October 2020

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Availing myself of this opportunity let me wish you every success in all your endeavours.

Sincerely yours, *and with my best regards,*

Erlan Idrissov



For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 27.10.20

From: CECILIA COLMAN
5 Beechworth Close
London - NW3 7UT

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

My/our comments on the above are as indicated below:-

(tick accordingly)

- No council notes of any pre application and no positive feedback has been given to residents.
- The current use of this property is C2 (nursing home, school etc). This has protection under the current Barnet Council Local Plan. Under that plan, "only under exceptional conditions they would allow the loss of such use" and in the event that it could be demonstrated it could not be put this use. There is no evidence provided of this and no advertising of the site for the permitted use has been undertaken.
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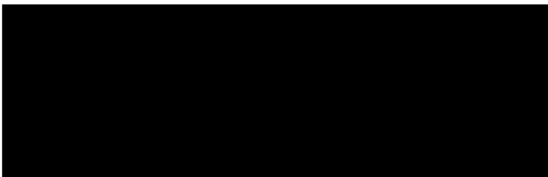
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Additional comments

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,



Carter, Richard

From: [REDACTED]
Sent: 28 October 2020 16:51
To: Mclean, Josh
Subject: Comments on 20/4748/FUL
Attachments: No. 84 West Heath Road, Barnet, Greater London.pdf

Dear Mr Mclean,

I apologise for the late submissions. We were recently alerted to this application, and our comments are attached.

Kind regards,

[REDACTED]

[REDACTED]
Conservation Adviser
The Victorian Society
1 Priory Gardens
London W4 1TT

Telephone [REDACTED]
victoriansociety.org.uk
[Sign up for our newsletter!](#)

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THE VICTORIAN SOCIETY
The champion for Victorian and Edwardian architecture

Josh Mclean
Planning and Building Department
North London Business Park
Oakleigh Rd S
London
N11 1NP

Your reference: 20/4748/FUL
Our reference: 161688

28th October 2020

josh.mclean@barnet.gov.uk

Dear Mr Mclean,

RE: No. 84 West Heath Road; application to demolish existing late Victorian building and construct 7 storey residential accommodation.

We have been alerted to the application to demolish the existing building and construct a seven-storey building. We **object** to the proposals on the grounds that they involve the loss of a significant non-designated heritage asset, and our comments are outlined below.

The Planning Statement argues that “the existing building ... is not considered to be of any architectural or historic significance and does not therefore contribute positively to the character and appearance of the area”. We disagree with this view.

The historic significance of the building becomes evident when the history of the area is considered. In 1895, this area was occupied by a handful of large villas with large gardens, including no.84. *The Buildings of England, London 4: North*, notes that there was extensive development in the early 20th century followed by the demolition of many of these Victorian buildings in the 1980s. Towards the west heath, nos 114-116 and no 84 survived and were specifically mentioned on page 138 as two of the few surviving Victorian Mansions. Unfortunately, permission was granted to demolish the striking nos 114-116 in 2017. Consequently, no.84 now remains as a vestige of the original development in this area. It is still discernible as a large mansion set within a large plot of land, despite the later extension, and the demolition of this would remove one of the last traces of this early development.

As to the architectural significance of the building, no. 84 is in many ways representative of late Victorian mansions. It displays a wealth of characterful detailing which speaks to the self-confidence of the higher classes of late Victorian society. The prominent corner plot of the building makes this more noticeable, and the unusual corner oriel window, and turret, enhance this subtle ostentatiousness. Despite the unsympathetic extension, it remains an attractive building which greatly contributes to the streetscape.

Patron
HRH The Duke of Gloucester KG, GCVO
President
Griff Rhys Jones
Chair
Professor Hilary Grainger

Vice Presidents
Sir David Cannadine
The Lord Howarth of Newport CBE
Sir Simon Jenkins
Fiona MacCarthy OBE

1 Priory Gardens, London W4 1TT
Telephone 020 8994 1019
admin@victoriansociety.org.uk
victoriansociety.org.uk

The building should be considered as a non-designated heritage asset, and as such, a balanced judgement needs to be made between the harm caused and the significance of the building as specified by paragraph 197 of the NPPF. The house has both historic and architectural significance, as discussed above, and its loss would cause harm which does not appear to have been justified. No.84 should therefore be converted and reused, and not simply demolished, a solution which is both wasteful and unnecessary. We therefore urge the council to refuse consent.

I would be grateful if you could inform me of your decision in due course.

Yours sincerely,



Conservation Adviser

**61 West Heath Road
London NW3 7TH**

Planning Services
London Borough of Barnet
2 Bristol Avenue,
Colindale,
London NW9 4EW

29th October 2020

Dear Sirs

84 West Heath Road London NW3 7UJ

~~Ref. No: 2014742FUL~~

We are residents of seven flats at 61 West Heath Road. We object to the above application on the following grounds:

- Scale of the proposed development
- Visual impact
- Traffic generation
- Road safety
- Pressure on on-street parking

Scale

Development of 45 flats is out of scale with the rest of the area, which comprises mainly single dwellings or small apartment blocks like ours. The Design and Access Statement (DAS) shows that the average plot density ratio in the area is 30% (building footprint to plot size). It does not give the ratio for the proposed development, but it is obvious from the floorplans that it is much higher than this.

Visual Impact

The development has six storeys above a lower ground floor level. Its bulk will be visible from the road: it will be particularly dominant as one comes up from the corner. It would be out of scale with neighbouring buildings which are at most four storeys. The Oren is cited as a comparator, but it is only five storeys and located at the foot of West Heath Road, where it will be much less obtrusive.

Any development on this site should be no more than four storeys, well set back from the road and if possible inside a dip in the ground so as to make it less visible from the road. The existing trees must be preserved.

Traffic

The Transport Assessment (TA) greatly under-estimates the number of car trips that would be generated by the development. It assumes that only 25% of the estimated

291 trips a day would be by car. This is based on overall London travel which is 65% by public transport. The developers have said they expect most of the flats would be bought by 'empty nesters' who would be down-sizing. It is implausible that this demographic would travel mainly by public transport, particularly given the ample provision for residents parking and lack of convenient public transport – the nearest bus stop is 450m away and the Underground station 850m away, both down a steep hill.

A development of this size would also generate additional delivery and service traffic.

The TA states that the amount of traffic generated would in any case be less than that from the site's previous use as a school. However the school was a boarding school, so the traffic generation was not significant.

There is already too much traffic on West Heath Road. In the morning peak: it regularly backs up to the corner of Westover Hill. The development would add to the congestion and consequent CO2 emissions and pollution.

Road Safety

Traffic on West Heath Road travels much too fast, particularly going down the hill. It is dangerous to cross the road, particularly for the elderly and infirm. There is a need for traffic calming measures or a lower speed limit with camera enforcement. The need for such measures will be increased by the development. The application site is on a blind bend. Vehicles leaving the site will create an additional hazard .

Any development on this site should be conditional on speed reduction measures, to be paid for by the developer in addition to any CIL contribution.

Parking

The application includes 66 parking spaces on site ie 1.5 spaces per flat .So if half the flats have two cars there will be no room for visitors or tradespeople, which will put extra pressure on on-street parking. There is limited provision for on-street parking, which is already fully occupied most of the time. Any development on this site should include adequate provision for visitor parking. Residents should not be entitled to visitor permits for on-street parking.

Yours faithfully


Irving and Marion Yass


Gary Kaplan


Flat 1

Flat 2



Dr George Conn

Flat 3



Robert and Sandra Clifton

Flat 4




Howard and Sheila Harris

Flat 5


Peter Levi

Flat 6



Nigel and Sheila Rayne

Flat 7



For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 30/10/2020
From: G Israel
84 West Heath Rd
London NW3 7UH

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UH

My/our comments on the above are as indicated below:-

(tick accordingly)

- ☐ No council notes of any pre application and no positive feedback has been given to residents.
- ☐ The current use of this property is C2 (nursing home, school etc). This has protection under the current Barnet Council Local Plan. Under that plan, "only under exceptional conditions they would allow the loss of such use" and in the event that it could be demonstrated it could not be put this use. There is no evidence provided of this and no advertising of the site for the permitted use has been undertaken.
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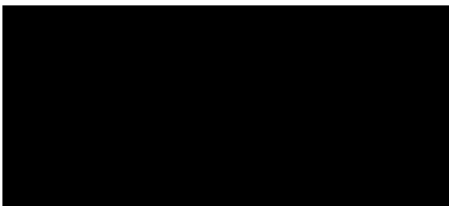
Additional comments

There's a blind corner & coming in from
out of the development could cause problems.
The last thing this area needs is high end flats.
Community resources are important - Keep them

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,

A large black rectangular redaction box covering the signature area. A dashed line extends from the right side of the box.

For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

3/11/20
Date:.....

From: VALERIE FETTERMAN

10 Elm Walk
London NW3 7UJ

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

My/Our comments on the above are as indicated below:-

(tick accordingly)

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-Page 3-

Additional comments

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Yours sincerely,

A black rectangular box redacting the signature of the sender.

For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 21/10/12
From: Norman FETTERMAN
10 ELM WALK
LONDON NW3 7UP

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

My/our comments on the above are as indicated below:-

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- ✓ It seems extraordinary that planning was found to be non compliant on the premises when it 'partially complied with being a boarding school and C2' use, but the ratio of day to overnight students was not felt to comply. The school was told that there was 'no way' that planning officers could grant leniency and a school which supported **children with special education needs in the area was therefore forced to disband** to smaller premises causing many pupils to go to less suitable schools. This proposed use, which is purely of financial benefit to the developers and does not comply in any way with C2 use should not be granted permission.
- ✓ Eden Close is the closest premises to the site it is a high end housing development. They were not invited to a local stakeholders meetings. Why?
- ✓ Feedback on the Applicants proposed redevelopment of the site suggests that there is good support for the scheme, with many local residents welcoming both the Applicant's involvement and the change of use from education to residential. Again there is absolutely no evidence of this.

Additional comments

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,



For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 31st Oct 2020
From: Christine Gordon:
2 West Heath Gdns
NW3 7TR.

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

My/our comments on the above are as indicated below:-

(tick accordingly)

- ☐ No council notes of any pre application and no positive feedback has been given to residents.
- ☒ The current use of this property is C2 (nursing home, school etc). This has protection under the current Barnet Council Local Plan. Under that plan, "only under exceptional conditions they would allow the loss of such use" and in the event that it could be demonstrated it could not be put this use. There is no evidence provided of this and no advertising of the site for the permitted use has been undertaken.
- ☒ The planning statement contains no such assessment of the land use principal.
- ☐ The applicant claimed in statement of community involvement to have undertaken consultation. This is the first time that the application has been seen let alone discussed.

- ✓ The application is aggressive and hideous. It has no regard to planning policy consideration of compatibility with local context and character (The immediate surrounding is characterised by family sized housing and not multi storey apartments). Certainly not in keeping with the ethos of the area.
- ✓ The premises have significant historical relevance and knocking down this beautiful Victorian property would be unthinkable.
- ✓ There is a genuine and increasing lack of care home spaces in London. This site has permission for care home and could be restored as such use. Care home spaces are reaching crisis point with a 8% decrease in spaces in London. Why is Barnet allowing change of use when this is a viable site for a care home paying market rate as opposed to elevated cost for big commercial development. www.telegraph.co.uk/news/2017/10/04/nine-ten-areas-have-shortage-care-home-places-within-five-years
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Additional comments

Additional comments

There are 4 very large developments within 100 yds of this. There is too much building in this area which causes a lot of traffic.

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,

For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 3rd November 2020

From: KAREN & IAN ABRAMS
63 WEST HEATH ROAD
LONDON NW3 7UH

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

~~My~~/our comments on the above are as indicated below:-

(tick accordingly)

- No council notes of any pre application and no positive feedback has been given to residents.
- The current use of this property is C2 (nursing home, school etc). This has protection under the current Barnet Council Local Plan. Under that plan, "only under exceptional conditions they would allow the loss of such use" and in the event that it could be demonstrated it could not be put this use. There is no evidence provided of this and no advertising of the site for the permitted use has been undertaken.
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- The applicant claimed in statement of community involvement to have undertaken consultation. This is the first time that the application has been seen let alone discussed.

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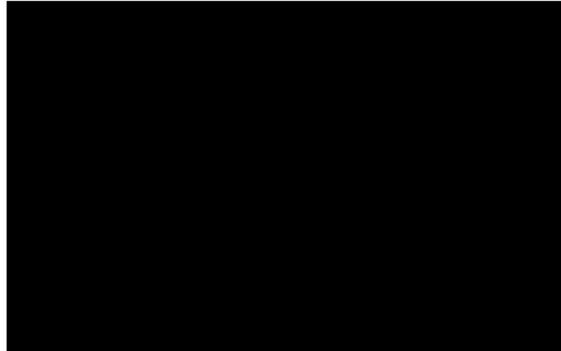
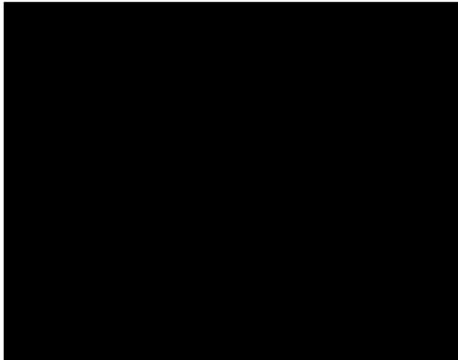
Additional comments

- We live very close to the proposed development but have never been notified nor were invited to any relevant meetings
- We are highly concerned about the ongoing and permanent adverse impact on air quality in West Heath Road that would be caused by additional traffic in West Heath Road due to the extra traffic that would be slow moving due to the bottleneck that would be created at the entrance/exit to the development - both during & after the building works

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,



From [REDACTED]

Sent: Tue, 3 Nov 2020 17:30:36 +0000

To: Planning Consultation

Cc: Greenspan, Cllr Eva; Ryde, Cllr Shimon; Zinkin, Peter (Personal); mike.freer.mp@parliament.uk

Subject: 84 West Heath Road, NW3

Dear Mr Mclean,
Planning and building control

My name is Gideon Israel and I live at number 71 West Heath Road, directly opposite the old nursing home and formerly school.

I was really surprised to receive notification of the application regarding the redevelopment of the site to form 45 flats on a site zoned as C2 usage- community use.

I don't think that there is a shortage of upmarket flats in the area but there is certainly a shortage of community use buildings- care homes and the like.

I think that the change of use of the site is totally inappropriate at this time and in this area. The site has not been marketed for community use and so there can be no good argument to change the use at this stage.

The entrance and exit of the site is on a blind bend and an increase in the traffic will be dangerous and harmful.

I think that a sympathetic development of the site in keeping with its use class would be much more useful to the community.

This scheme is nothing to do with adding value to the community- just adding profit to the developer.

I don't think that the scheme should even be considered until all avenues to keep the use class have been explored. We are a long way from that point.

Gideon Israel

Carter, Richard

From: Ryde, Cllr Shimon
Sent: 03 November 2020 14:00
To: [REDACTED]
Cc: Gaudin, Fabien; Zinkin, Cllr Peter; Mclean, Josh
Subject: Re: Letter to Councillor Shimon Ryde [REDACTED]

Many thanks

I shall confirm to the [REDACTED] that his letter of objection has been received.

Cllr Shimon Ryde
Childs Hill Ward
Chair of Planning Committee
07970 870682

From: [REDACTED]@barnet.gov.uk>
Sent: Tuesday, November 3, 2020 1:58:36 PM
To: Ryde, Cllr Shimon <Cllr.S.Ryde@Barnet.gov.uk>
Cc: Gaudin, Fabien <fabien.gaudin@barnet.gov.uk>; Zinkin, Cllr Peter <Cllr.P.Zinkin@Barnet.gov.uk>; Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Subject: RE: Letter to Councillor Shimon Ryde [REDACTED]

Dear Councillor Ryde,

Thank you for forwarding the letter. An objection has already been received [REDACTED].

Kind regards,
[REDACTED]

Area Planning Manager
Finchley and Golders Green Area Planning Team
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW
Tel: [REDACTED] | Mobile [REDACTED] | Web: barnet.gov.uk

My working days are Mondays, Tuesdays, Wednesdays and Fridays



COVID-19 HAS NOT GONE AWAY

GET TESTED
Anyone with COVID-19 symptoms can get tested.
barnet.gov.uk/testandtrace

KEEP BARNET SAFE

HANDS **FACE** **SPACE**

BARNET
LONDON BOROUGH

Consider the environment. Do you really need to print this email?



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Registered in England 08615172. Registered Office: 17 Rochester Row, London, England SW1P 1QT.

From: Ryde, Cllr Shimon <Cllr.S.Ryde@Barnet.gov.uk>
Sent: 03 November 2020 13:20
To: [REDACTED]@barnet.gov.uk>
Cc: Gaudin, Fabien <fabien.gaudin@barnet.gov.uk>; Zinkin, Cllr Peter <Cllr.P.Zinkin@Barnet.gov.uk>
Subject: Fwd: Letter to Councillor Shimon Ryde [REDACTED]
Dear [REDACTED]

Please find attached a letter of objection to application 20/4748, 84 West Heath Road NW3 7UJ which the [REDACTED] has asked me to forward to you in response the on-going planning consultation.

Best regards
Cllr Shimon Ryde
Childs Hill Ward
Chair of Planning Committee
07970 870682

From: [REDACTED]
Sent: Wednesday, October 28, 2020 5:27:49 PM
To: Ryde, Cllr Shimon <Cllr.S.Ryde@Barnet.gov.uk>
Cc: [REDACTED]
Subject: Letter to Councillor Shimon Ryde [REDACTED]

Dear Sirs,
Please find attached the letter from the Ambassador of the Republic of Kazakhstan HE Erlan Idrissov.
Please confirm receipt.

Carter, Richard

From: Planning Consultation
Sent: 05 November 2020 17:12
To: Mclean, Josh
Subject: Objection comment 20/4748/FUL

Hi Josh,

Please find attached an objection comment for the above application. I have uploaded it to the DMS and done required redactions

Kind regards

**Technician – Building Control, Planning and Street Naming & Numbering
Development and Regulatory Services**

London Borough of Barnet | 7th Floor, 2 Bristol Avenue, Colindale, London NW9 4EW

Tel: [REDACTED]

Barnet Online: www.barnet.gov.uk Regional Enterprise: www.re-ltd.co.uk

P please consider the environment - do you really need to print this email?

Re

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Registered Office: 17 Rochester Row, London, England SW1P 1QT. Registered in England 08615172.



From: [REDACTED]
Sent: 03 November 2020 14:29
To: Planning Vetting <planning.vetting@barnet.gov.uk>
Cc: Postroom <Postroom@barnet.gov.uk>
Subject: scan letter

Hi here is scan letter for josh mclean planning | scan on 3rd nov 2020

For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 31st Oct 2020
From: Christine Gordon:
2 West Heath Gdns
NW3 7TR.

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

My/our comments on the above are as indicated below:-

(tick accordingly)

- ☐ No council notes of any pre application and no positive feedback has been given to residents.
- ☒ The current use of this property is C2 (nursing home, school etc). This has protection under the current Barnet Council Local Plan. Under that plan, "only under exceptional conditions they would allow the loss of such use" and in the event that it could be demonstrated it could not be put this use. There is no evidence provided of this and no advertising of the site for the permitted use has been undertaken.
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- ☐ The applicant claimed in statement of community involvement to have undertaken consultation. This is the first time that the application has been seen let alone discussed.

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- ✓ The premises have significant historical relevance and knocking down this beautiful Victorian property would be unthinkable.
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- ✓ The proposed roof terrace from its position '6' floors up will overlook all neighbouring properties, taking away the residents right to privacy and quiet enjoyment. If garden space is required it should be incorporated into the landscaping and not provided up high as a result of over developing the building mass.
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Additional comments

Additional comments

There are 4 very large developments within 100 yds of this. There is too much building in this area which causes a lot of traffic.

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,

Carter, Richard

From: Planning Consultation
Sent: 05 November 2020 14:23
To: Mclean, Josh
Subject: 20/4748/FUL
Attachments: 3esd.pdf

Please see comment attached.

Kind regards,

[REDACTED]

Senior Technician – Planning & Street Naming and Numbering
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW
Tel: [REDACTED] | Web: barnet.gov.uk



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From: [REDACTED]
Sent: 03 November 2020 09:14
To: Planning Vetting <planning.vetting@barnet.gov.uk>
Cc: Postroom <Postroom@barnet.gov.uk>
Subject: scan letter

Hi here is scan letter for josh mclean planning | scan on 3rd nov 2020

For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 30/10/2020
From: G Israel
84 West Heath Rd
London NW3 7UH

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UH

My/our comments on the above are as indicated below:-

(tick accordingly)

- ☐ No council notes of any pre application and no positive feedback has been given to residents.
- ☐ The current use of this property is C2 (nursing home, school etc). This has protection under the current Barnet Council Local Plan. Under that plan, "only under exceptional conditions they would allow the loss of such use" and in the event that it could be demonstrated it could not be put this use. There is no evidence provided of this and no advertising of the site for the permitted use has been undertaken.
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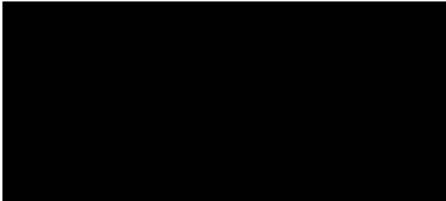
Additional comments

There's a blind corner & coming in from
out of the development could cause problems.
The last thing this area needs is high end flats.
Community resources are important - Keep them

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,

A large black rectangular redaction box covering the signature area. A dashed line extends from the right side of the box.

From [REDACTED]
Sent: Sun, 8 Nov 2020 22:57:53 -0000
To: Planning Consultation; Greenspan, Cllr Eva; Ryde, Cllr Shimon; Zinkin, Peter (Personal); FREER, Mike [REDACTED]
Subject: 84 West Heath Rd

Dear All

I have lived in West Heath Rd for the last 43 years, a wonderful quiet residential road. I am appalled to learn about the planned development at 84 West Heath Rd. The development will disturb the area with the increased traffic of lorries, dust, fumes and noise.

This site has never been residential, this site has been and should continue to be used as a school or nursing home. A huge residential building is planned which will adversely affect the character of the area.

It should not be permitted

Simon L Cohen

175 West Heath Rd

NW37TT

From [REDACTED]

Sent: Mon, 9 Nov 2020 19:49:37 +0000

To: Planning Consultation

Subject: Re: Regarding 84 West Heath Rd school & old nursing home

Comments fine to be logged as legitimate & important

And Street Name fine AND NOT HOUSE NUMBER

EMAIL

PHONE

OR NAME

PLANNERS NOT ALL SHOULD TAKE NOTE AND HAPPY TO SPEAK DIRECTLY JUST
DO NOT WANT THE ABOVE POINTS INCLUDED WHATSOEVER

CURRENTLY NO THERE

HAS BEEN FAMILY HOME SINCE 1979

THANK YOU



On 9 Nov 2020, at 16:49, Planning Consultation <Planning.Consultation@barnet.gov.uk> wrote:



Dear Madam

As per your request I will make your comments sensitive. However, if requested to view them under Freedom of Information policy the comments could be disclosed.

Please confirm if you are still happy to go ahead with your comments to be logged.

Many thanks

Kind regards



Planning Technician

Planning and Building Control

London Borough of Barnet

2 Bristol Avenue, Colindale, London, NW9 4EW

Tel [REDACTED]

Barnet Online: www.barnet.gov.uk

<image001.jpg>

<image002.jpg>

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<image003.png>

From: [REDACTED]

Sent: 09 November 2020 14:43

To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>

Subject: Re: Regarding 84 West Heath Rd school & old nursing home

IN fact the comments & relevant point were for Barnet only

Please Do NOT Publish Name and Address at all - Do not want or agree to this -

Please confirm

Thank You

On 9. Nov 2020, at 13:55, Planning Consultation <Planning.Consultation@Barnet.gov.uk> wrote:

Thank you for your email.

Comments submitted on planning applications are made available online and your comment will be published shortly. Personal information such as telephone numbers and email addresses will be removed (redacted) but names and addresses will be online.

Comments received after the statutory consultation deadline, but before a decision is made, may still be taken into account.

Barnet Council will collect and use the information you give us to undertake our functions as a local authority and deliver services to you. It is our responsibility to ensure that your information is kept safe. Where necessary and legally allowed, we will share your information with trusted external organisations, commissioned partners and contracted service providers in order to deliver services and support to you.

Your comment will be logged, published and taken into consideration but it will not show in the online counter of the website as the counter can only include comments submitted via the website.

This email and any attachments to it are intended solely for the individual to whom it is addressed. It may contain sensitive or confidential material and should be handled accordingly. However, it is recognised that, as an intended recipient of this email, you may wish to share it with those who have a legitimate interest in the contents.

If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

Please note: Information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004.

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Please note: Information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004.

This message has been scanned by Exchange Online Protection.

From [REDACTED]
Sent: Wed, 11 Nov 2020 12:08:36 +0000
To: Planning Consultation
Subject: Re: 20/4748/FUL 84 West Heath Road NW3

Dear [REDACTED]

My address is 19 West Heath Gardens NW3 7TR

Kind regards

Valerie Shannon

Sent from my iPhone

> On 11 Nov 2020, at 09:57, Planning Consultation <Planning.Consultation@barnet.gov.uk> wrote:

>

> □ Dear madam

>

> Please provide your full home address in order to log your comments.

>

> Many thanks

>

> Kind regards

>

> [REDACTED]

> Planning Technician

> Planning and Building Control

> London Borough of Barnet

> 2 Bristol Avenue, Colindale, London, NW9 4EW

> Tel: [REDACTED]

> Barnet Online: www.barnet.gov.uk

>

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> Registered in England 08615172. Registered Office: 17 Rochester Row, London, England SW1P 1QT.

>

>

>

>

>

> -----Original Message-----

> From: [REDACTED]

> Sent: 04 November 2020 12:58

> To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>

> Subject: 20/4748/FUL 84 West Heath Road NW3

>

> Dear Sirs

>

> I would like to raise an objection to the proposed building of a large block of flats at 84 West Heath Road. I am a resident in West Heath Gardens and understand this building will cause a lot of mayhem in this area with noise and air pollution being one of the many unwelcome factors.

> The property has been used for community purposes e.g. as a school or nursing home, not for residential use and there will be the loss of trees and shrubs as well as a lot of private homes being overlooked.

> I hope you will take these observations into consideration and refuse the grant to build this large block of flats on this site.

>
> Yours faithfully
>
> Valerie J Shannon
>
> Sent from my iPad
>
> This email and any attachments to it are intended solely for the individual to whom it is addressed. It may contain sensitive or confidential material and should be handled accordingly. However, it is recognised that, as an intended recipient of this email, you may wish to share it with those who have a legitimate interest in the contents.
>
> If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.
>
> Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.
>
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[REDACTED]

From: [REDACTED]
Sent: Wed, 11 Nov 2020 17:08:04 +0000
To: Planning Consultation
Subject: Re: 84 West Heath Road - objection

Thank you,

It is 157A West Heath Road, NW3 7TT

[REDACTED]

On Wed, Nov 11, 2020 at 4:57 PM Planning Consultation
<Planning.Consultation@barnet.gov.uk> wrote:
Dear serra Ataman

Please provide your full home address in order to log your comments.

Thanks

Kind regards

[REDACTED]

Planning Technician

Planning and Building Control

London Borough of Barnet

2 Bristol Avenue, Colindale, London, NW9 4EW

Tel: [REDACTED]
Barnet Online: www.barnet.gov.uk



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From: [REDACTED]
Sent: 06 November 2020 10:07
To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Cc: Greenspan, Cllr Eva <Cllr.E.Greenspan@barnet.gov.uk>; Ryde, Cllr Shimon <Cllr.S.Ryde@Barnet.gov.uk>; Zinkin, Peter (Personal) <Peter.zinkin@gmail.com>
Subject: 84 West Heath Road - objection

Dear Councillors and the planning team of Barnet Council,

Being one of the residents of West Heath Road, I am very concerned about the site notice outside 84 West Heath Road.

This site has a usage of C2 however the current plans look like the developer will carry out a residential unit which will comprise 45 flats and take up the greenery at ground floor with buildings.

Beyond the project being developed against its usage, It is deeply concerning that years long construction will affect the residents' health, the greenery will be lost and a land designed for a community usage will be privatised.

Many thanks for your consideration in advance of planning.

Kindest regards,

A solid black rectangular box used to redact the sender's name and signature.

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From [REDACTED]
Sent: Wed, 11 Nov 2020 17:56:58 +0000
To: Planning Consultation
Subject: Re: 84 West Heath Road

Thanks [REDACTED]

1 Westover hill, London, NW3 7UH

Mrs N Sankey

From: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Sent: 11 November 2020 16:45
To: [REDACTED]
Subject: RE: 84 West Heath Road

Dear Neela Sankey

Please provide your full home address in order to log your comments.

Thank you

Kind regards

[REDACTED]

Planning Technician

Planning and Building Control
London Borough of Barnet
2 Bristol Avenue, Colindale, London, NW9 4EW
Tel [REDACTED]
Barnet Online: www.barnet.gov.uk



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From: [REDACTED]
Sent: 05 November 2020 18:59
To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>; Greenspan, Cllr Eva <Cllr.E.Greenspan@barnet.gov.uk>; Ryde, Cllr Shimon <Cllr.S.Ryde@Barnet.gov.uk>; Zinkin, Peter [REDACTED] mike.freer.mp@parliament.uk; westheathaction@yahoo.com
Cc: [REDACTED]
Subject: 84 West Heath Road

Sirs

I am writing to voice my strong objections to the proposed plans at 84 West heath Road.

The land does not have residential planning and as i understand the site needs to be marketed as C2 type for at least 2 years prior to any potential change of use application.

West Heath Road already has a significant level of works being carried out at the Oron site and residents have endured years of heavy traffic from this site. Along with smaller developments within half a mile of the site, there always appears to be construction going on and this proposed development will only add to and continue the pollution, noise and lower air quality we experience. Its simply not fair and we need a period of abeyance in the area to allow us to enjoy our neighbourhood.

The entrance to 84 West Heath is on a corner . The road is already a rat run for traffic in the mornings and evenings. If this works were permitted, West Heath Road would be impassable at times which would make traffic pollution intolerable for local residents.

Please , please do not permit this site for residential development

Mrs N Sankey, Westover Hill.

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From [REDACTED]
Sent: Mon, 9 Nov 2020 13:55:36 +0000
To: Planning Consultation
Subject: Re: Regarding 84 West Heath Rd school & old nursing home

Dear Yasmeen or To Whom it May Concern

The full Address is 20 West Heath Gardens London NW3 7TR

Thank You

Kind Regards

Jackie Caro

On 9. Nov 2020, at 12:42, Planning Consultation
<Planning.Consultation@Barnet.gov.uk> wrote:

Dear Madam

Please provide your full home address in order to log your comments;

Thank you

Kind regards

[REDACTED]

Planning Technician

Planning and Building Control
London Borough of Barnet
2 Bristol Avenue, Colindale, London, NW9 4EW
Tel: [REDACTED]
Barnet Online: www.barnet.gov.uk

<image001.jpg>

<image002.jpg>

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<image003.png>

From: [REDACTED]
Sent: 03 November 2020 21:17
To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Cc: mike.freer.mp@parliament.uk; Greenspan, Cllr Eva
<Cllr.E.Greenspan@barnet.gov.uk>; Zinkin, Peter [REDACTED]
Subject: Regarding 84 West Heath Rd school & old nursing home

Dear John Mclean, Dear All ...

The proposed plans for 84 West heath Road what are the planners thinking !?
Not about quality of Life for people present and in the future ?!
Not about the natural Habitat
Not about the Ecology and nature of the surrounds
= only about lining their pockets to the maximum and attempting to disguise
this with a roof garden !
Too much Traffic already and the build of 2 levels below ground as well s the
utterly proposterous idea of 45 dwellings !!!!!and all that goes
with that is just completely WRONG on every level !

The blocks that exist in the vicinity are 3 floors so 9-12 dwellings

In keeping with the location which the proposal is NOT and a roof Garden !

Too MUCH VOLUME

One wonders if backhanders are at play here ?!?!? This is Run by Camden and
the plot is in Barnet Come on Barnet ! Any works done on houses is carefully
scrutinised and all sorts of limits and restrictions in constant place rightfully
so In fact we could not develop low space due to ELEVATION AND
PITCH restrictions and so the plan for which vivid yellow posters are displayed
the plan has to be stopped

12 apt ok with street parking ok the application for 2 storey below ground is to offer proportional parking and its all about Greed and Profit

Separately to this The water table in the area is UNSTABLE and erratic and so foundation work could be much more complex than fist thought about planned or not ! We found this out too as did neighbours

Also the road has plenty of traffic all the time and is close to a bend and and and

Trees need Preserving

Neighbours need Due care and attention and consideration before monstrous dwellings appear never mind the disarray during the build

Hampstead is not right for such a large inconsiderate and Not in keeping with surrounds or anything about it -

Why is it that individuals applying are restricted and tied and developers Not ?!

This should absolutely not go ahead for all the reasons and also it destroys habitats and thinking too that near Golders Hill Park there is for an extended period of time works in progress where nothing has happened for months -

Delays and unforeseens make it even more unacceptable in addition to the plan itselfBarnet needs to really look at this at every level and see it for what it is and listen to and hear the substance re objections.

Sincerely

Jacke Caro

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Carter, Richard

From: Planning Consultation
Sent: 09 November 2020 17:08
To: Mclean, Josh
Subject: FW: 20/4748/FUL scan letter
Attachments: nhb.pdf

[REDACTED]
Planning Technician
Planning and Building Control
London Borough of Barnet
2 Bristol Avenue, Colindale, London, NW9 4EW
Tel [REDACTED]
Barnet Online: www.barnet.gov.uk



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From: [REDACTED]@barnet.gov.uk>
Sent: 04 November 2020 11:37
To: Planning Vetting <planning.vetting@barnet.gov.uk>
Cc: Postroom <Postroom@barnet.gov.uk>
Subject: 20/4748/FUL scan letter

Hi here is scan letter for j mclean planning dept I scan on 4th nov 2020

9 OAK LODGE
67 WEST HEATH ROAD
LONDON NW3 7AP

Mr Josh Mclean
Principal Planner – Finchley & Golders Green Area Team
Planning and Building Control
2 Bristol Avenue
Colindale
London
NW94EW

19 October 2020

Dear Mr Mclean

Reference : 20/4748/FUL

I live at Oak Lodge opposite the application site.

I make no comment as to the principle of development or the impact on character and appearance of the area. I leave these matters to the judgment of the Local Planning Authority.

However, I restrict my comments to two issues : 1) parking 2) Construction Management in particular in respect of neighbours' amenity. I have taken professional planning advice in respect of these two matters.

In respect of both issues, given the apparently extensive pre-application process, the current proposals are very disappointing and are too limited.

Parking (and Parking Permits)

I note that 66 parking spaces are proposed within the site. That seems to me to be inadequate provision given the number of units and the likely reliance on the private car, but I am sure that the Council's highways officer or consultant will assess this carefully against applicable standards.

My principal concern is in respect of on-street parking. It is clear that there is already severe pressure on the on-street parking available in the vicinity of the site.

It is wholly unacceptable of the applicant to offer the platitude at 6.10 of the Transport Assessment that "It is not expected that vehicles generated by the site will park on the surrounding highway".

In common with many other multi-unit schemes in boroughs across London, the local authority should in my view be seeking a formal commitment by the developer, through the s106 process, to remove the entitlement of any future occupiers of the application site to apply for a parking permit to park a vehicle in a Controlled Parking Zone currently operating (or operating in the future) in the vicinity of the application site.

The planning obligation should include a commitment that this dis-entitlement should be notified to all residents through sales literature and contracts for sale.

If the developer is confident that adequate provision for parking is contained within the site, then there would be no rational reason why they would not agree to commit to this matter by deed pursuant to the s106 provisions.

Construction Management

My principal concerns under this heading are (1) construction traffic (2) construction parking (3) construction damage to and mess on the road.

I note that a draft CMP is provided as part of the application, and that the developer acknowledges at 7.6.4 of the Planning Statement that the purpose of this is "to ensure that residential amenity is not significantly impacted during construction". I note the intention to secure the CMP via condition. However, two matters of importance arise :

i. the applicant appears to intend that the content of the CMP be kept fluid (7.13.5 of CMP). Whilst I do not necessarily object to the principle of fluidity, it is essential in my view that if the applicant seeks fluidity that the condition is worded so as to state that "The CLP shall cover as a minimum [...]", and then to list a series of matters. I am aware that this is the proposed wording endorsed in other decisions by the Secretary of State and currently proposed jointly by the developer and Hounslow Council at the called-in Brentford High Street Inquiry. It would be inadequate for the condition simply to leave the content of the CMP as entirely open-ended at the point of consent. I note that in the 114-120 West Heath Road consent (16/5993/FUL), Condition 6 referred to compliance with the submitted (and therefore agreed as to detail) Construction Management Plan. That seems to me a sensible approach, providing certainty and enforceability as to detailed requirements by conditioning an agreed CMP at the point of consent. If in this case the applicant merely seeks to treat his CMP as a draft which is subject to change, then the relevant condition should state the palette of minimum requirements for inclusion.

ii. As to the content both of the "CMP minimum requirement" list to be conditioned and the CMP itself (or the matters to be detailed and agreed in the CMP prior to the grant of consent if the condition is to be framed as it was in 16/5993/FUL), I have read the draft CMP and in particular Appendix C, but in my view the conditioned list of requirements (or pre-agreed matters in a conditioned document) should include :

- a confirmation that a pre-start record of conditions on West Heath Road will be undertaken with the highway authority, and a commitment to repair any damage caused
- provision for the parking of vehicles of site operatives and visitors, to be within the site only (NOTE : 1.3.2 of the draft CMP currently says "No contractor parking will be allowed on site during the construction phase" - this is totally unacceptable, will cause intolerable pressure on on-street parking over an extensive period, and will seriously impact the amenity interests of neighbours which the applicant says he wishes to avoid at 7.6.4 of the Planning Statement)
- provision for loading, unloading and storage of plant and materials within the site only
- provision of a traffic marshal
- access details
- routing details
- provision of wheel washing facilities at the site exit and a commitment to sweep / clean West Heath Road in the vicinity of the site on a daily basis (on construction days)
- measures to ensure the safety of cyclists and pedestrians within the vicinity of the site
- avoiding road network peak delivery times ("where possible" as currently stated is too loose and will be ineffective)
- provision of a schedule of traffic movements on a monthly in advance basis

I note that in 16/5993/FUL , in addition to the agreed CMP, a separate condition (Condition 21) was imposed specifically in relation to wheel/vehicle washing and I would ask that this condition be repeated in this case.

I further note that in 16/5993/FUL the construction hours were the subject of a specific self-contained addition, and I ask that this condition (reflecting the same limits on working hours) be imposed here.

Finally, it would be appropriate in my view in the interests of the amenity of neighbours for the developer to commit through the s106 document to the Considerate Contractor Scheme, as many developers are required to do in respect of schemes of a comparable scale to this.

Yours sincerely



Andrew Grant



2 OAK LODGE
67 WEST HEATH ROAD
LONDON NW3 7AP

29th October 2020

J. Mclean Esq.
Finchley & Golders Green Area Team
Planning and Building Control
2 Bristol Avenue, Colindale
London NW9 4EW

Dear Sir,

Reference: 20/4748/FUL

We refer to the above-numbered planning application.

We have been sent a copy of the letter to you dated 19th October 2020 from Mr Andrew Grant, a copy of which is enclosed.

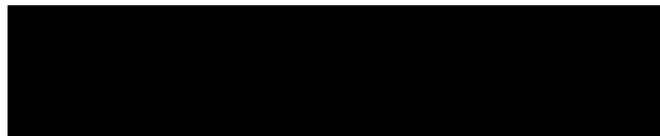
We support all that is said in that letter.

In addition, we wish to say that we believe that the number of dwellings it is proposed to build is excessive. Over 60 dwellings is likely to involve over 100 vehicles. With many of those vehicles plus contractors plus delivery vehicles arriving and leaving every day, the burden of extra traffic on West Heath Road would be very heavy.

We are already in a situation where West Heath Road is a much-used alternative to main roads for traffic travelling to and from the West End and the City. On frequent weekday mornings it is impossible to leave Oak Lodge and turn right into West Heath Road because of traffic queuing nose to tail.

The size of the proposed development would only make matters even worse, and that is in addition to the problems with parking and vehicles left on yellow lines or half on the pavement.

Having regard to the above matters, we would invite the Planning Authority to reduce the size of any development that is allowed, and also ensure that its size and nature are in keeping with the surrounding area.



Tamar and David Maislish

For the attention of Mr John Mclean
Planning and Building Control
2 Bristol Avenue
Colindale
London, NW9 4EW

Date: 10 / 11 / 20
From: MR. & MRS. N. PRIMOST (NORMAN PRIMOST)
98 WEST HEATH ROAD (DEBBIE PRIMOST)
LONDON NW3 7TU

Dear Mr Mclean

Ref: Application reference 20/4748/FUL
84 West Heath Road, London, NW3 7UJ

My/our comments on the above are as indicated below:-

(tick accordingly)

- ☒ No council notes of any pre application and no positive feedback has been given to residents.
- ☒ The current use of this property is C2 (nursing home, school etc). This has protection under the current Barnet Council Local Plan. Under that plan, "only under exceptional conditions they would allow the loss of such use" and in the event that it could be demonstrated it could not be put this use. There is no evidence provided of this and no advertising of the site for the permitted use has been undertaken.
- ☒ The planning statement contains no such assessment of the land use principal.
- ☒ The applicant claimed in statement of community involvement to have undertaken consultation. This is the first time that the application has been seen let alone discussed.

- ✓ The application is aggressive and hideous. It has no regard to planning policy consideration of compatibility with local context and character (The immediate surrounding is characterised by family sized housing and not multi storey apartments). Certainly not in keeping with the ethos of the area.
- ✓ The premises have significant historical relevance and knocking down this beautiful Victorian property would be unthinkable.
- ✓ There is a genuine and increasing lack of care home spaces in London. This site has permission for care home and could be restored as such use. Care home spaces are reaching crisis point with a 8% decrease in spaces in London. Why is Barnet allowing change of use when this is a viable site for a care home paying market rate as opposed to elevated cost for big commercial development. www.telegraph.co.uk/news/2017/10/04/nine-ten-areas-have-shortage-care-home-places-within-five-years
- ✓ The proposed roof terrace from its position '6' floors up will overlook all neighbouring properties, taking away the residents right to privacy and quiet enjoyment. If garden space is required it should be incorporated into the landscaping and not provided up high as a result of over developing the building mass.
- ✓ It seems extraordinary that planning was found to be non compliant on the premises when it 'partially complied with being a boarding school and C2' use, but the ratio of day to overnight students was not felt to comply. The school was told that there was 'no way' that planning officers could grant leniency and a school which supported children with special education needs in the area was therefore forced to disband to smaller premises causing many pupils to go to less suitable schools. This proposed use, which is purely of financial benefit to the developers and does not comply in any way with C2 use should not be granted permission.
- ✓ Eden Close is the closest premises to the site it is a high end housing development. They were not invited to a local stakeholders meetings. Why?
WE ARE THE NEXT CLOSEST - WE WERE NOT INFORMED OF ANYTHING, NOT CONSULTED.
Feedback on the Applicants proposed redevelopment of the site suggests that there is good support for the scheme, with many local residents welcoming both the Applicant's involvement and the change of use from education to residential. Again there is absolutely no evidence of this.
WE HEARD NOTHING OF THE SCHEME, NOR HAVE ANY NEIGHBOURS WE HAVE ASKED.

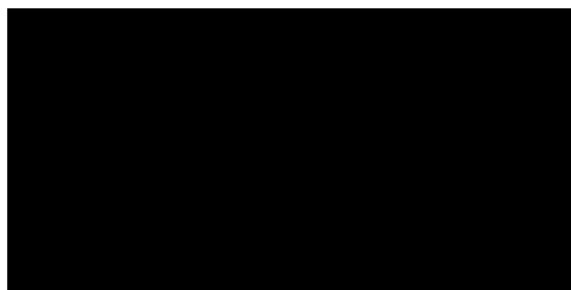
Additional comments

SEE BELOW FOR COMMENTS ON.
1. TRAFFIC CONGESTION.
2. RODENT INFESTATION.

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,



1. TRAFFIC: PRESENT SITE HAS PARKING SPACE FOR 5 CARS. SITE IS ON THE BEND OF AN EXTREMELY BUSY ROAD USED AS A ROUTE TO CENTRAL LONDON. PROPOSED PARKING SPACE FOR 68 CARS WILL LEAD TO VAST INCREASE IN TRAFFIC ON BUSY ROAD, CAUSING SEVERE CONGESTION, POLLUTION, NOISE, & LIKELIHOOD OF ACCIDENTS.

2. DESPITE ALL PRECAUTIONS WHEN SITE AT 114 WEST HEATH ROAD WAS EXCAVATED WE WERE PLAAGUED FOR MONTHS BY RATS & MICE, — A SIMILAR RESULT IS HIGHLY PROBABLE AT & THIS SITE.