

Act now to save our open space.

At the same time as appealing against refusal of their first planning application, Linden Wates has submitted a second application, this time for 28 flats and townhouses across the front of the reservoir site.

**Gondar Gardens Reservoir
2nd Planning Application**

Just e-mail env.devcon@camden.gov.uk

with 2012/0521/P in the subject line.

Say "I am writing to object ..." and mention the key points overleaf. Camden has extended the deadline for comments until 6th March 2012.

You can also write to: London Borough of Camden, Development Control Team, FREEPOST LON14608, London WC1H 8BR.



or



?

Objections to the 2nd Planning Application

1. The proposed development contravenes Camden's planning policy. The site is protected as Open Space and as a Site of Nature Conservation Importance (SNCI). Camden has consistently stated that the nature conservation value of the site outweighs any need to designate it for housing.
2. The planning application shows that the development would encroach into the protected space and involve demolition of the existing reservoir structure, impacting Camden's only slow worms and many other "under threat" species listed in Camden's Biodiversity Action Plan.
3. The developer's argument that the reservoir roof could collapse is irrelevant, and was rejected by Camden in refusing the previous planning application.
4. The planning application fails to set out the extent of the proposed development. There are no clear, measurable dimensions, particularly in relation to height or depth of the development.
5. The proposed development would block views across the site, especially from the street.
6. The developer acknowledges that the proposals would lead to loss of light for some neighbours.
7. The application fails to describe the impact on the environment. It not does assess the effect of noise or light pollution on neighbours. The current night-time darkness is a significant positive feature of the site.
8. Traffic and parking would be significantly affected. New residents and their guests would certainly use on-street parking overnight and in the evenings. Camden has identified the area as suffering from "parking stress" and the developer's parking and transport analyses are flawed, as they were for the previous application. The loss of 11 spaces during construction and 3 permanently is also unacceptable.
9. The form of the proposed development is out of character with the surrounding buildings. The attempt at a modern form of mansion block fails due to very plain frontage and lack of detailing. This is contrary to Camden's Core Strategy 14, as is the poor quality landscaping on the frontage.

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