

## **PLANNING APPLICATION PUBLIC COMMENT**

Application number: PP/17/00253  
Site Address: 128A Lancaster Road, LONDON, W11 1QS  
Proposal: Demolition of existing youth centre buildings (Class D1 use) and construction of mixed-use four storey building comprising library, replacement youth centre, external multi-use-games-area (MUGA) and education space (Class D1 use), together with associated hard and soft landscaping. (MAJOR APPLICATION)

**Comment received:** We are writing to you on behalf of the Grenfell Action Group to object in the strongest terms possible to the planning application regarding the proposed new North Kensington Library building in Lancaster Road, W11.

The Grenfell Action Group believe that the proposed development will have a serious adverse effect on the residential amenity of neighbours to the site and the local community in general. We believe that the adverse effect on the residential amenity will impact through increased noise, disturbance, loss of privacy, overshadowing of neighbouring buildings, environmental and traffic management concerns.

The Grenfell Action Group believe that this particular area of Lancaster Road is already severely overdeveloped and has a very high density of people. This is due, in part, to the location of two private schools whose users clog up the surrounding area every morning and evening when picking up or dropping off their children at school in large 4 wheel drive cars. The parents of school users also frequently park their cars on yellow lines (with seeming impunity) and we believe that the proposed additional use of the top two floors of the new library building for educational use will only increase this problem. The Notting Hill Prep School also use yellow lines to park their coaches that frequently take pupils to and from external activities and already cause serious danger for other road users and pedestrians alike. The Notting Hill Prep School already employ a steward to marshal their pupils from one side of Lancaster Road to the other and we believe that this places the children at serious risk and any further increase in traffic will only increase the danger to these infants. This arrangement is already an accident waiting to happen!

The Grenfell Action Group believe that there is already a massive loss of open space in North Kensington and we strongly oppose the loss of the old Issac Newton School playground space on the site. We raise serious concerns about the health impact on the users of the proposed multi use games area (MUGA) that the architects are proposing to locate on the roof of the new library building and we draw attention to the nearby location of the heavily polluted Westway arterial highway. The Grenfell Action Group believe that children have a right to play at ground level and not to be forced to spend their leisure time hidden away on a rooftop MUGA next to a polluted

motorway!

Having seen the plans for the new library building we believe that the architecture and style of the building is not in keeping with the local area. The proposed building is very ugly, has no architectural merit and could have been better designed by a 6th Form student. We object to the fact that the building is all square and pays no respect to the style and grace shown in surrounding buildings. We were told that the new library would be "better" than the existing North Kensington Library but this is definitely not the case in terms of architectural design. We believe that the design of the new library building will have a detrimental visual impact on the surrounding area and that there will be a strong negative impact as a result of the development on the character and aesthetics of the local neighbourhood.

The Grenfell Action Group have examined the architects plans for the new building and we believe that the proposed development is over-bearing, out-of-scale and out of character in terms of its appearance compared with other existing developments in the vicinity. We believe that the Planning Committee should consider very carefully the loss of existing views from neighbouring properties that would adversely affect the residential amenity of neighbouring owners. We do not believe that the architects or the RBKC have taken this matter into calculation.

The proposed library building is in a Conservation Area and the Grenfell Action Group believe that the modern, ugly and unstylish character of the proposed new building will have an adverse effect of the development on the character and appearance of the Conservation Area.

The proposed library is close to a much loved Listed Building (namely the existing North Kensington library) and the Grenfell Action Group believe that the new construction lacks style and grace and will have an adverse impact on the setting of the Listed Building.

The Grenfell Action Group believe that the plan to knock down the existing youth centre and re-locate the service into the new building places the future of the youth service at serious risk and that this has not been considered by the RBKC or the Planning Dept. The rental value for the current youth centre building is set at a peppercorn rate but this will be set to increase dramatically when the service relocates to the new building. Who will be responsible for meeting the increase in rent and will the Council guarantee that they will finance these additional costs and ensure that the youth centre has a long term future in the new library building?

We believe that the existing Children's Library set in the basement of the current building is part of the culture and heritage of North Kensington. The new library has no separate location for a Children's Library and its users will be forced to mix with the general library population. We believe that this is greatly detrimental to the enjoyment currently enjoyed for young library users and that the Planning Committee should ensure that a separate Children's library space is provided within the new proposals. Without such a space we request that the Planning Committee refuse the application.

In conclusion, the Grenfell Action Group wish the Planning Committee to consider all the points that we have raised above and take on board our serious objection to the proposed new North Kensington Library building and turn down the application.

Sent by:

Edward Daffarn- Vice Chair  
Grenfell Action Group  
c/o 134 Grenfell Tower,

Grenfell Road,

Date of Comment:

W11 1TQ

15/02/2017 11:17:34

Comment type:

Objection