

## **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:** The proposed new Library building does not respect the character of Lancaster Road or of the Portobello Market area where it is located. The local populace have opposed developments and changes over the decades that would create precedents a succession of developers could use to destroy the character of the area. The Council claims it listens to the views of local people who are now saying clearly that this building design is out of character and will create a precedent. This is an off the shelf design, something I told planning officers last year.

I am also concerned about the increased traffic that will be generated in an area already badly congested with serious air pollution levels, the current congestion already causes disruption to bus routes through Ladbroke Groves raised by TfL and London Buses at every meeting of the RBKC Public Transport and Road Safety Committee on which I sit. The new Library designed to attract more people will inevitably mean more cars etc.

The co-existence issues between the different uses also need to be examined carefully to ensure that in the rush to combine them, the Council does not create problems for the different users, (incl those parts of the buildings may be hired out to), nearby residential properties and on the street.

Hardly any of the comments Ward Councillors provided in 2016 at the forward briefings at the architects drawing stage for the new Library have been taken account of, and certainly residents comments appear to have been totally ignored. I think this is a building design out of character for the area, it will create a precedent for future out-of-character building designs the planning committee will find legally difficult to refuse. Therefore, the sensible thing to do is to refuse this application and send it back to be redesigned.

Sent by: Councillor Pat Mason  
Golborne Ward, RBKC  
The Town Hall  
Kensington

Date of Comment: W8 7NX  
16/02/2017 17:56:49  
Comment type: Objection