

Pitshanger Community Association

Guidance on commenting on the Kenmure Mansions planning application

Submitting comments on-Line

1. Go to <https://pam.ealing.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=PV1FUOJMMH700>. Or google “Kenmure Mansions Ealing Planning search”.
2. Make sure you tick the object box if you object, the support box if you support, or the neutral box if you are neutral. This is a statement of the obvious but worth saying.
3. Tick the individual areas you are concerned about. The PCA thinks those highlighted in bold apply in this case:
 - Affect local ecology
 - Close to adjoining properties
 - **Conflict with local plan**
 - **Development too high**
 - **General dislike of proposal**
 - **Inadequate access**
 - **Inadequate parking provision**
 - **Inadequate public transport provisions**
 - Increase danger of flooding
 - **Increase in traffic**
 - **Increase of pollution**
 - **Information missing from plans**
 - **Loss of light**
 - **Loss of parking**
 - **Loss of privacy**
 - More open space needed on development
 - No Opinion expressed on development
 - **Noise nuisance**
 - **Not enough info given on application**
 - **Other - give details** (we think this covers the adverse effect on the Lane as a thriving business area)
 - **Out of keeping with character of area**
 - **Over development**
 - Potentially contaminated land
 - Residential Amenity
 - **Strain on existing community facilities**
 - Traffic or Highways
4. You have the opportunity to write up to 5,000 characters (that count includes spaces and punctuation) in commenting on the proposals on-line. We reckon that anyone analysing the specific comments will look key words and phrases. The Council's advice on their website gives a clue to key words and phrases. These are:
 - Design and layout
 - External appearance and materials
 - Access for disabled people
 - Loss of daylight, sunlight and privacy of neighbours
 - Noise nuisance
 - Traffic and parking issues

For example:

- Design/Layout:
 - comment on whether the proposal is in or out of keeping with the surrounding area – views on whether it overbears the surrounding area due to its height, scale and massing;

- It would unbalance the street scene, being hugely taller than the buildings on the north side of Pitshanger Lane, and with several of the frontages to the North of the Lane being locally listed, it would have an unnecessarily negative impact on an important local asset.
- The lack of lifts and amenity space also mean that the 3 bed family units would be unsuitable for families with small children. Based on existing demographics, that is the type of housing needed in this borough;
- Daylight/Sunlight/Privacy: Additional two storeys would affect the privacy of surrounding residents, ie those in Glencairn Drive and residents of flats to the North side of Pitshanger Lane;
- Traffic and parking issues:
 - this is already a busy road with several local schools nearby and therefore safety is a further concern with the added traffic and footfall to the area;
 - Parking in the area is already stretched. The addition of 44 units worth of cars would not be viable, despite what the report might state;
 - The plans assume no need to provide spaces for disabled parking because they are not making provision for disabled people in the building (eg no lifts)
- Noise nuisance:
 - Impact of noise on the existing 44 units
 - Increase in traffic and pollution during both the construction period and the future residents;
 - Negative impact on the local businesses and the livelihoods of those people. The shops under the proposal would struggle to garner any business with the scaffolding and noise of building works, potentially destroying an award-winning high street for good.
- Construction Period: consider the impact on those already working and living in Kenmure Mansions and on the livelihoods of all the local businesses;

Comments on impact on Pitshanger Lane

5. The planning documents don't consider the uniqueness of Pitshanger Lane. It does not address the detrimental effect the work will have while the work is done or whether the local economy of the Lane will bounce back when the work is complete. We have found little to assure the existing residents how they will be able to live in their homes during the works or to assure businesses in the block how they can run their businesses.

6. We think the proposals will adversely affect the Lane during the construction work and also adversely affect it forever. The evidence is there from the Streets for People exercise in 2010 – this went on for 26 weeks and during it, several shops stopped trading, some permanently. The proposals to extend Kenmure Mansions suggest the work will take some two years. Several businesses in Pitshanger Lane have already objected to the proposals as a result, expressing their concerns about being able to trade while the work goes on and longer-term.

7. The Council is committed to securing investment in the infrastructure that enables our communities to thrive. We think that if the Council approves this planning application, it's ignoring this commitment.

Written comments

8. The planning system is geared to on-line commenting. The yellow notices about this application do invite people to give written comments to the Planning Department. For anyone wanting to write, feel free to adapt the comments above and use the template attached below. Please note that the Council discounts comments if it spots are copied from others. If you want help in sending your written comments in, please contact us on 07976 577 232 / 020 8998 2414, drop a note in the PCA postbox in Harrison's 80 Pitshanger Lane or email PCA@pitshanger.org.uk. We have asked all those getting emails from us about to this spread the word about our template to neighbours and friends.

9. John Martin Estates (62 Pitshanger Lane) has said that if people want to hand in their written comments, John Martin Estates will get them delivered to the Council planning department. You can also post your written comments into the PCA post-box at Harrison's, 80 Pitshanger Lane. Please make sure you put them in a sealed envelope.

Contacts

10. Ealing Council politicians:
- Julian Bell (Council leader) julian.bell@ealing.gov.uk
 - Shital Manro (Chair of Planning Committee) shital.manro@ealing.gov.uk

- Linda Burke (Cleveland Ward) BurkeL@ealing.gov.uk
- Sitarah Anjum (Cleveland Ward) Sitarah.Anjum@ealing.gov.uk
- Carlo Lusuardi (Cleveland Ward) LusuardiC@ealing.gov.uk

Postal address for all is: Labour Group Members' Room, Ealing Town Hall, New Broadway, London W5 2BY

11. Steve Pound MP, House of Commons, London, SW1A 0AA; Email: stevepoundmp@parliament.uk

12. Senior Planner in Ealing Council : Gareth John, Regeneration and Planning Services, Perceval House, 14-16 Uxbridge Road, Ealing, W5 2HL. Email: JohnG@ealing.gov.uk

Written objections template

Gareth John
Regeneration and Planning Services
Perceval House
14-16 Uxbridge Road
Ealing, W5 2HL

Dear Mr John

I am writing to give my objections/express my support for the planning application reference 193235FUL.

My full name is

My address is *insert number, road, town, postcode*

Use as appropriate : I do not have an email address/I do not choose to submit my comments electronically)

I think the following apply to 193235FUL:

- Conflict with local plan
- Development too high
- General dislike of proposal
- Inadequate access
- Inadequate parking provision
- Inadequate public transport provisions
- Increase in traffic
- Increase of pollution
- Information missing from plans
- Loss of light
- Loss of parking
- Loss of privacy
- Noise nuisance
- Not enough info given on application
- Out of keeping with character of area
- Over development
- Strain on existing community facilities
- Traffic or Highways

My specific comments on this application are

I am copying this to my MP, my ward councillors, the Leader of the Council and the Chair of the Planning Committee.

Sign-off