

The Residents  
Delaware Mansions  
Delaware Road  
London W9

Our Ref. SOC/GEN/DM

01 December 2016

**Re: Delaware Mansions Delaware Road London W9**

You will note on the attached Planning Application Summary that an application has been made for a development at 111B Shirland Road, London W9.

To access this application and particularly to view the 112 documents that are associated with it, please go to the **City of Westminster Planning website**, enter **Search** and enter the reference : **16/10952/COFUL** and you will be able to find full details of the proposal along with an opportunity to comment on it.

We have attached two of the many documents relating to the Application, one which shows in Red the outline of it from the Delaware Road perspective and the other referring to vehicular access.

In brief, the proposal is to redevelop the site to provide an 84-bed care home and 31 self-contained residential flats.

From the perspective of Delaware Mansions, the issue with this proposed development will relate to increased parking in Delaware Road, both for probably residents of the new development but particularly visitors.

I am sure those of you with cars will already be aware that parking in Delaware Road can be difficult at times and this proposal if allowed will make parking considerably more of a problem.

The planning authority has to consider objections and the more individual objections received the more likely that the inspector will have to take them into account. So if you are concerned about the impact the development will have and particularly that the access will be along Delaware Road with then please do either click through the link on the website and comment or write to the Planning Authority before the deadline of 13 December 2016. It is really easy to do and only takes a few minutes.

Some examples of the kinds of reasons why you might object :

- **Adverse effect on the residential amenity of neighbours, by reason of (among other factors) noise\*, disturbance\*, overlooking, loss of privacy, overshadowing, etc. [\*but note that this does not include noise or disturbance arising from the actual execution of the works, which will not be taken into account]**
- **Unacceptably high density / overdevelopment of the site, especially if it involves loss of garden land or the open aspect of the neighbourhood (so-called 'garden grabbing')**
- **Visual impact of the development**
- **Effect of the development on the character of the neighbourhood including affect on parking**
- **Design (including bulk and massing, detailing and materials, if these form part of the application)**
- **The proposed development is over-bearing, out-of-scale or out of character in terms of its appearance compared with existing development in the vicinity**
- **The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owner**
- **Impact of increased traffic - although this will be validated by the Highways Authorities experts.**

Naturally should you have any questions or queries on this letter or the attached documents please let us know.

Carringtons



Registered Office : 2 Old Court Mews 311a Chase Road London N14 6JS  
Registered in England N° 1498123 Vat Reg N° 340262201  
Proprietors : Michael Carrington & Associates Limited  
Authorised & Regulated by the Financial Conduct Authority  
Member of ARMA - Association of Residential Managing Agents