

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/1547/P	Jonathan Byatt	19/05/2023 13:03:56	OBJ	<p>Objection: the residents of South end close - which backs onto to the Gardens of this property - refuse to give their consent to yet another example of the bullying attitude of Constantine Road property owners.</p> <p>This application is flawed and includes falsehoods and incorrect statements regarding neigubourhood consultation and impact assessment. The Property Owner relies on generic language to suggest there has been or will be any discussion and consultation with neighbours. South end Close represents 140 apartments which will be significantly impacted by 8-12 months of the proposed works. No consultation has been attempted.</p> <p>Not mentioned in the application is how this property plans to use the private property of South end close as an access way into the build, storage of building materials, on loading and offloading of materials via access blocking trucks, access for builders cars, parking space for builders, storage of refuse and debris (potentially hazardous - left open on the estate) and turning our property into an unregulated general spoil area. None of this has been discussed nor has any statement of compensation for this build been suggested or offered.</p> <p>The Property Owner in their design and access statement often pretend to have been in full consultation with South end Close residents. None of this has taken place yet it is likely 12 months or more of serious disruption, noise and air pollution will take place for the families, elderly and disabled residents of South end close. The documents are written by the property owner / agent to suggest access will be via a "roadway" or "amenity space". Yet this can only be the private community of South end close and be performed without any right of access agreement.</p> <p>Even when discussing scaffolding, the Property Owner just glosses over the fact they will have to put scaffolding on to the private land of the Camden estate and will not indicate how the mukriple loade and trucks will block emergency vehicle access yo a significant part of tye estate for tge durations if their unliadingb(normally 4-6 hours per load). The Property Owner has no right to invade private property with either this build or with building infrastructure such as scaffolding yet this seems to be passed over as if it is some kind of right to be assumed.</p> <p>For too long, South end Close has had to put up with months, and in some cases years, of Constantine Road property builds which ruin the quality of life for the residents and creates obstacles, tips and building yards on South end Close. These are to be negotiated and avoided for the entire period by close to 300 people on a daily basis, including by young families, elderly and disabled who live on this estate.</p> <p>At what point will the property owners of Constantine Road realise this is private Camden property and not open for their building convenience? The residents of South end Close object to this as it is yet one more where likely planning will be breached (as often happens) and residents will be subjected to 8 months of hell from the odd numbered Constantine Road neighbours to our South.</p> <p>If this is to be reviewed and approved South end Close residents would require a commitment that no access, I repeat NO access to Southend close is allowed throughout this build as a condition of planning permission. If access is required, then a formal framework agreement between South end Close residents' association (SECRA) and the Property Owner must be put in place which will set out in detail all aspects of the build including access, deliveries and management of debris. Such an agreement was recently entered into and</p>

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negotiated by the Property Owner at number 87 Constantine Road which led to good Relations and an agreed method for the Build to be completed. This also included a provision site remediation and compensation to make up for the expected months of hell which this build will entail.

The Residence Association remain willing to hold these discussions liaise in good faith with the proptiona at number 57 Constantine Road to set in place a formal agreement to govern access and around this build take place any painless way that least impacts the residents of South End close. However, without such an agreement we cannot consent to being used as a building site and spoil area for yet another thoughtless and disruptive build which uses Camden property as an extension of the space owned by Property Owner.

Please notify resident members of dates when this will be discussed in meetings and South end Close residents will attend and make this case most forcefully.

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