

1. **Bill Reed**

Dear Duncan,

I am writing to object to a six metre high wall of portakabins being stacked directly in front of our house and others for up to five years.

Yesterday a Community Newsletter was posted through our letter box saying that “the team are now ready to consult on the draft Construction Management Plan (CMP)”. It also said that “You can download a full copy of our draft CMP by visiting our website <http://belgroveacorn.co.uk>”. I visited this website and it says “Please send your comments by 30th May 2023” ie by more than a fortnight ago.

I met Tim Le Sage of MACE on the 26th May and he told me about the proposed wall of welfare cabins that they are proposing to place on the road between the West terrace of Argyle Square and the Square itself. On the Belgrove House website it says the welfare cabin location “will mitigate the impact on residents and businesses as much as possible.” However when the residents and businesses concerned discovered this they were so appalled that they instructed Waldrams who wrote the attached letter on 31st May.

As Chairman of the Friends of Argyle Square, I have been dealing with Precis regarding their redevelopment of Belgrove House for over eleven years, and throughout there has been no meaningful consultation whatsoever, no thought for local stakeholders, but platitudes such as the “Being a considerate neighbour” paragraph in yesterday’s newsletter.

Belgrove House is being developed without any consideration for local residents and businesses, but the proposed six metre high wall of Portakabins in front of our houses and hotels resulting in significant loss of light and amenity for many years (apparently the Belgrove House programme is five years) is excessive, even by Precis’ poor standards, and we look to the Council to protect us. Welfare cabins should be on or adjacent to the Belgrove House site, and if that is not possible, another location that will not cause so much harm.

Yours Sincerely,

2. **Bill Reed**

Dear Sir,

I am writing to object on behalf of the Friends of Argyle Square to a six metre high wall of portakabins being stacked directly in front of our house and others for up to five years.

I gather from both Councillor Jonathan Simpson and Tim Le Sage of MACE that Camden officers are already supporting this proposal, before any consultation has taken place, but we believe that the Council should think again.

No-one seems to have applied much common sense to this proposal that should have been killed off at first suggestion instead of pursuing it in the hope that we’d accept “mitigation measures” such as the trees graphic. Is it really conceivable that anyone affected would feel anything but outrage? For the avoidance of doubt we expect



that the wall of portakabins will be located elsewhere where they do not cause so much harm, and we do not seek mitigating measures or compensation.

I usually don't attend Construction Working Group meetings as I feel that one ought to be able to rely on property professionals to make the best decisions for all stakeholders. However, those involved with the Belgrove House redevelopment appear unable to do this, and a six metre high wall of portakabins being stacked directly in front of our house and others for many years is a serious loss of light and amenity that our Council should be safeguarding.

Yours Sincerely,

3. Bill Reed

Dear Sir,

Please can I object in a personal capacity to a six metre high wall of portakabins being stacked directly in front of our house and others for up to five years.

I gather from both Councillor Jonathan Simpson and Tim Le Sage of MACE that Camden officers are already supporting this proposal, before any consultation has taken place, but we believe that the Council should think again.

No-one seems to have applied much common sense to this proposal that should have been killed off at first suggestion instead of pursuing it in the hope that we'd accept "mitigation measures" such as the trees graphic. Is it really conceivable that anyone affected would feel anything but outrage? For the avoidance of doubt we expect that the wall of portakabins will be located elsewhere where they do not cause so much harm, and we do not seek mitigating measures or compensation.

I usually don't attend Construction Working Group meetings as I feel that one ought to be able to rely on property professionals to make the best decisions for all stakeholders. However, those involved with the Belgrove House redevelopment appear unable to do this, and a six metre high wall of portakabins being stacked directly in front of our house and others for many years is a serious loss of light and amenity that our Council should be safeguarding.

Yours Sincerely,

4. Jasmine Reed

Dear sir,

I object to the six metre wall of portakabins which will be situated in front of our house and others for up to five years. The prolonged lack of light and view to the basement, ground and first floor rooms will be detrimental to our health and well being.

If this outrageous proposal goes ahead it will serve as a daily reminder of our inconsiderate Belgrove House neighbours and the council letting big developers do anything they want.

Wouldn't you be furious if this happened to you? Please consider the community when finalising your decision.



I urge you to re-evaluate your decision and place the portakabins on your site.

Yours sincerely,

5. Sam Reed

Hi,

I am writing to express my objection to the placement of a six-meter high wall of portacabins directly in front of our house and others for a period of up to five years.

It has come to my attention that both Councillor Jonathan Simpson and Tim Le Sage of MACE have indicated their support for this proposal, even before any consultation has taken place. However, I strongly believe that the Council should reconsider this decision.

It is disheartening to see that little common sense has been applied to this proposal, which should have been dismissed from the outset instead of being pursued with the expectation that we would accept "mitigation measures" such as the trees graphic.

I do not attend Construction Working Group meetings as I believe that property professionals should be capable of making the best decisions for all stakeholders. However, those involved in the Belgrove House redevelopment have proven unable to fulfill this responsibility. The placement of a six-meter high wall of portacabins directly in front of our house and others for an extended period will result in a substantial loss of light and amenity, which our Council should be actively safeguarding.

We expect the wall of portacabins to be located elsewhere, where it will not cause such significant harm. We are not seeking compensatory measures or compensation.

Best wishes,

6. Ruby Reed

Dear Sir,

I object to the wall of portakabins which will be located in front of our house.

They will obstruct the view from our windows, and will block natural light, limiting the brightness within our home, meaning we will have to rely on artificial light.

In addition to this, the portakabins create an unwelcoming as well as a cramped atmosphere. Moreover, it will obstruct the front entrance and make this property less easily accessible for others.

The lack of natural light will not only affect us but others too.

I hope you re-evaluate your decision.



Yours Sincerely,

7. Katie Reed

Dear Sir,

I strongly object to having a two storey high row of portakabins placed for commercial purposes outside our house for up to five years.

Notwithstanding any of our rights to light that may be obstructed, I would like to know why the proposed location for the construction site ancillary accommodation isn't within the construction site perimeter?

I look forward to your response.

Yours sincerely,

8. Jade Reed

Dear sir,

Please can I object to the installation of portakabins that will be situated directly in front of our house and others for several years.

This six metre wall of portakabins will be detrimental to our wellbeing due to the lack of light and the disturbances that it will cause as a result.

I strongly urge you to reconsider the location of these portakabins in order to act considerately in the interests of everyone who lives and works here.

Yours sincerely,

9. Violet Reed

Dear Sir,

Please can I object to a six metre high wall of portakabins being stacked directly in front of our house. This will greatly affect the amount of light that enters our basement, ground floor and first floor and obstructing the view of the trees. This will negatively impact our wellbeing as we spend a lot of time at home.

I hope you will reconsider and prioritise the community.

Yours Sincerely,

10. Mamta Parekh, Kings Hotel

Dear Sirs

I am the Director and owner of Kings hotel Ltd at 36-37 Argyle Square WC1H8AL



I write to object to the proposals for the suspension of parking bays and of erection of Welfare cabins on the west side of Argyle Square as part of the Belgrove House development on the following basis:-

1. I and many of my neighbours have not been consulted, even though we are directly affected - see CWP management plan.
2. The siting of the welfare cabins proposed will cause loss of light as well as loss of amenities such as parking spaces, and will have an adversely detrimental effect on the aesthetics of the area which in effect will become a building site, causing irreparable damage to the hotel business for many of the hoteliers in the area and for which as far as I am aware, has not been considered or any compensation offered by the developers.
3. The provision of welfare cabins is not necessary as there are many amenities and service providers in the local area who could provide equivalent services at very competitive prices and which would be of benefit to the local community, as opposed to causing an eyesore and obstruction and damage to the local business for several years.
4. If welfare cabins are deemed to be necessary, they should not be sited in Argyle Square which is a conservation area as well as a square made up of listed buildings where the local inhabitants are unable to make any changes whatsoever and it is therefore very unfair that a large developer should be allowed to bypass the conservation rules and place outbuildings which are clearly not in keeping with the area on one of the last remaining garden squares.

As a local planning authority, I sincerely hope you will not allow these proposals for welfare cabins which are unnecessary to the development, to proceed. The development itself will already cause significant disruption and the developers should be taking steps to minimise the disruption not increase it or destroy other local businesses and neighbourhood in the process
Yours sincerely,

11. Marie Louise Caruana Galea

Planning Section
Camden Council

We are owners of Hotel Meridiana which is located on the western side of Argyle Square, a few steps away from the Belgrove House Project, and run a 26-bedroom hotel which has been operating so for the past 60 years.

Although we welcome the development of Belgrove house into the MSD UK Discovery Centre we are strongly against the proposed location of the site facilities on the West side of the park right in front of our hotel and others. The placing of these Portakabins can be as high as 6m and apart from being unsightly will undoubtedly cause inconvenience such as noise, blocking off light reaching our ground floor rooms and basement rooms as well as litter. In the most crucial time of a business recovery after the inevitable closure due to COVID we are once again being subject to an environment that will put our business at a disadvantage to other hotels close by who will not be subject to this inconvenience. The hotels that will be affected the most with this proposal should have been consulted considering that this decision will cause such negative effects on our business.



We are thus filing a formal complaint and declare that as owners of Hotel Meridiana we strongly object to the placing of the site facilities (see attached) in front of our hotel.

Regards

12. Pratik Parekh, Melville Hotel

Subject: Formal Objection to Proposed Erection of Portakbins on Argyle Square

I am writing to formally express my deep concern and strong objection to the proposed erection of portakabins measuring 6 meters in height on Argyle Square. As a concerned local resident, hotel owner, and business rate payer in this community, I believe this development would have severe negative consequences on my property and my neighbours and overall well-being.

I firmly believe that such an undertaking would contravene mine and my neighbours rights to light, causing significant hardship and detriment to my livelihood and health.

Firstly, the proposed portakbins would completely block out the natural daylight from my property and my neighbours, thereby significantly impacting 50% of all the accommodation I offer. The resulting lack of daylight would persist for an extremely lengthy duration of almost 5 years, a period during which my business would suffer greatly. This is particularly concerning considering the already challenging economic environment we currently face.

Natural light is essential for maintaining a healthy and productive environment, and the proposed development would deprive us of this basic necessity.

Furthermore, it appears that the proposals heavily favor one side of Argyle Square, creating a negative bias towards certain businesses and residents. As a local authority, it is imperative that you support all your constituents and residents equally, ensuring a fair and balanced approach to any developments within the community. An alternative solution would be to distribute the portakabins more evenly over the four sides of Argyle Square, thereby minimizing the adverse impact on individual properties.



Considering the availability of excellent local businesses that could cater to the welfare needs of the workers utilizing the portakabins it is essential for the local authority to explore alternatives that do not compromise the well-being and rights of its residents.

I strongly urge you to reconsider the proposed erection of portakabins on Argyle Square. This development would have a detrimental impact on my property, business, and personal health, and would contravene my rights to light. It is your responsibility as a local council to prioritize the well-being of your constituents and residents, and this proposed development fails to align with that duty.

It is deeply concerning that such a significant development, with far-reaching implications for the affected properties and businesses, is being undertaken without any consideration for the concerns and rights of the local community. I strongly emphasize the importance of engaging in a transparent and inclusive consultation process, as well as providing fair compensation to those who will be directly affected by this development. Failing to do so not only disregards the rights and interests of the community but also undermines the trust between the local authority and its constituents.

I kindly request that my objections and concerns be given due consideration during the decision-making process.

Thank you for your attention to this important issue.

Yours sincerely,

13. William Cullerne Bown and Nancy Leeming

Dear Colleague

We write to object to the proposed erection of two-stories cabins on the west side of Argyle Square to support the Belgrove House redevelopment.

If there must be cabins off site, this approach seems callously indifferent to the residents and businesses on that side of the square. Being two stories high and close to the front doors of the buildings, the cabins will be very intrusive - completely impossible to ignore! Surely a better solution would be a smaller number of cabins, one storey high and located on the south side of the square where there are no buildings currently.



Furthermore, it should be noted that there is an open drugs scene in the area and the dark spaces created by the cabins are likely to become a haunt for both dealing and using, along with antisocial behaviour of many kinds. No scheme should be approved until this dimension is satisfactorily addressed.

Yours sincerely,

END

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