

Dear Sir/Madam

We are writing with respect to application 2024/2680/P, relating to the Garden House, Vale of Health, NW3. We are neighbours, with a house that looks onto the plot and directly adjoins the garden.

We are, in general, supportive of the owners' plan to build a house without a basement on the plot.

We are however concerned by the current lack of management of the site and the proposed construction management plan mentioned in the application.

The application states the following about the Construction Management Plan (CMP):

“(NB: permission 2019/3977 was subject to a s106 agreement concerning the approval of a Construction Management Plan and the development be carried out in accordance with the requirements in that CMP. The provisions within the CMP will still be adhered to, and the contractor listed in the CMP remains the same.)”

I wish to point out that some of these provisions are not being adhered to:

1. The CMP was originally submitted in 2017 when the plan was to excavate a basement. As the project is now different, with no basement being built, the CMP also needs to be updated.
2. The site is being used as a storage site for builders materials and equipment. Quite frequently lorries arrive with materials which are deposited in the garden and then removed at a later date. Is this permitted by Camden?
3. Section 14 of the CMP says the “Contractor’s Project Manager will keep in contact with local residents, affected parties and the Council, by sending newsletter updates by email. The newsletter will be issued on a monthly basis with the intention of informing on significant events on site”. This has never happened. There has been no contact and no newsletter.
4. There is no contact board as suggested in section 14.

I hope that Camden will as part of its review of this application will require that the CMP is updated and ensured that it is followed.

Yours faithfully

Steven and Susan Charkin