

Jim Monahan
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Dear Sir

Planning Application 2023/2510/P
Application concerning the Condition Servicing Strategy 2024/4662/P

I object to the proposed revisions to the planning application that concern the servicing strategy for the proposed 260,000 sq.ft. office tower block and associated commercial areas, and request that the matter is so serious that the matter is referred to the full planning committee and NOT decided at officer level.

When the application was considered on 16 November 2023 the deputation was assured by the chair of the committee, Heather Johnson, that the servicing arrangements would be fully assessed and issues that were raised by the deputation would be addressed and the servicing plan as submitted by the applicant would be reviewed in conjunction with the deputation.

The revised servicing plan substantially worsens the arrangements for servicing the tower block and associated commercial/retail premises. This is because:

1. The service area has been substantially *reduced* in that there is no basement dedicated space for storage of refuse or servicing. The idea that a single loading bay at ground floor is sufficient to service the entire building is demonstrably inadequate and it represents a substantial step backwards from the original inadequate proposals.
2. The two lifts that were in the draft proposals have been replaced with a turntable arrangement which will have to operate at 100% capacity in order to meet the demands of deliveries and refuse disposal of the whole building and we are now told that it will have to operate from 7am till 10pm every day. This is entirely unrealistic not least because of the unpredictable journey time reliability in the centre of London. The absolute maximum that might be achieved is 80% usage. To suggest a 100% usage is clearly unrealistic and the suggestion that the serving is to occur up to 10pm every night is unacceptable., but the current revised Servicing Strategy is predicated on this time period.
3. The latest proposals has dispensed with the unified collection point for the commercial spaces, and now suggests that all retail units including the large restaurant and entertainment facilities are to leave their rubbish in plastic bags in the street. This 'solution' to the future servicing of the massive development is quite extraordinary. That this method of disposal appears to have officer's support is quite staggering in its ineptitude. Clearly such a retrogressive step is contrary to Council Policy (section 8.33 of Camden's CPG Design Guide).

This matter **must** be reported to a full Planning Committee meeting so that members can see for themselves how far the problems surrounding the servicing of such a huge development is now proposed to be treated., and because an undertaking was given at the Committee Meeting to members and the deputation that the service plan needed to be vigorously interrogated and improvements were required. What is now being proposed is clearly considerably worse.

I can not believe that the developers are seriously suggesting that plastic bags are to be left outside the commercial premises along Vine Lane and this has the approval of relevant officers within Camden.

I would be grateful for assurance that the matter will be referred to the full planning committee.

Yours faithfully

Jim Monahan