

. Dear Sir or Madam,

please consider our remarks regarding application 2025/1189/P relating to Ferncroft Avenue 26A, NW3 7PH as stated below. Thank you for your consideration.

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The application 2025/1189/P bears similarities to the previous application 2023/3083/P

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Contrary to the previous application this one does not include a construction management plan. Hence it is not possible to assess if the concerns regarding the previous application have been addressed or not.

On the contrary it seems that one of the concerns was ignored: The site boundary still includes a shared alleyway that is used daily by adults and toddlers. It remains questionable how this could be both part of a construction site and a safe path into the garden.

For the record please find the concerns regarding last years CMP below:

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Remarks regarding the construction management plan (CMP) for Ferncroft Avenue 26A, NW3 7PH prepared by Ardent Consulting Engineers on behalf of Mr and Mrs Cremer:

1. The properties Ferncroft Avenue 26 and Ferncroft Avenue 26A share a common alleyway between the buildings leading into their respective rear gardens (shared right of way). It is used by residents from 26 (adults and toddlers) multiple times a day to access and retrieve property from the rear garden. The submitted CMP proposes to include said alleyway into the building site, but fails to discuss how to maintain permanent access for residents from 26 that is safe from harm (e.g. due to construction equipment, debris and excessive noise) for both adults and toddlers.

2. The CMP acknowledges the construction hours and various constraints (in 3.5 and section 4). In 3.5 it outlines how to communicate those that all subcontractors become aware (e.g. posting a note). In this context it fails to acknowledge that section UD 2 of the Redington Frognaal Neighbourhood Plan (2021) places constraints on various noisy activities between the hours of 9 am and 5:30 pm and prohibits those entirely on Saturdays. Similarly it fails to mention permanent prohibition of music equipment (section 4.1 Guide for Contractors Working In Camden).

Finally, while implicitly acknowledging various details the CMP fails to explicitly acknowledge both the Considerate Constructors Scheme and the Guide for Contractors Working In Camden in their entirety. In fact the word "considerate" does not even appear in the CMP.

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