

Gentet, Matthias

From: [REDACTED]
Sent: 21 October 2013 12:00
To: Planning
Subject: Planning Application Ref: 2013/6388/P

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir,

We write in response to your letter of 14 October 2013 regarding **Planning Application Ref: 2013/6388/P**.

Having taken note of the Related Documents, and in particular the Design & Access Statement, we wish to make the following observations:

1. **Site Plan Existing – Drwg No. 0903/0001.** We note this is substantially incorrect. The property plans for Nos. 1 – 8 Tobin Close, and especially No. 8 which is adjacent to Kings College Court, are out of date. Dwelling rooms are not shown nor are the patios/gardens to the rear of these premises which would be impacted by this development and especially by the existence of the balconies proposed to be installed to the West elevation. The vehicle parking areas shown to the front of the Tobin Close properties also need updating.
2. **Site Plan Proposed Drwg No. 0903/1000.** Details of the new path from Tobin Close and new gated access to Primrose Hill Road are not shown. There is a significant height difference to be accommodated, but any steps would render access difficult for older persons especially those who are infirm and/or with shopping trolleys.
3. **King College Court – West Elevation.** The balconies proposed would overlook Tobin Close properties, and especially the patio of No. 8, and as such are considered to be an invasion of privacy.
4. **Camden Letter dated 14 October 2013.** This mentions “single storey extension to west elevation for new entrance...” Should this not be east elevation?
5. **Property Build.** We can find no information on the plan for the proposed build phase. Vehicular access to Kings College Court is currently only via Tobin Close which is a narrow road and already in some disrepair and widely used for residents parking. We have concerns over the impact of contractors vehicles and the movement of materials, and also how access will be ensured for residents, visitors, refuse collection and, should it be necessary, emergency vehicles. Given the height of this build, we also have concerns over the level of dust and other outfall that will result from this work and what measures would be enforced to control this.
6. **Design & Access Statement – Ref 6 Involvement of Local Interests.** This states “Pirton has kept the representatives of Tobin Close aware of the new scheme since the rejection...” No such information has been received to date.

Having made the above observations and expressed our concerns, we are not objecting to this application and would be obliged if we could be kept informed of its progress.

Regards,

[REDACTED]

