



Dear Mr Traves,

In your email below you suggested that if the planning application was submitted and the basement car parks were to be used by the parents of Abercorn School you would come to see the basement parking facilities yourself. Would this be an appropriate time? Let me know when you are free and I will arrange to meet with you and to show you around. The Transport Assessment sounds very convincing but anyone who has seen the facilities will know that it is impractical and unrealistic.

As the Chair of the Residents Association I met with the Planning Agent and the Traffic Consultant of Abercorn School but the concerns of the residents and the practical suggestions that we made have been ignored. As a result we (the Residents Association) have engaged our own Traffic Consultant to review the Transport Assessment submitted by Abercorn. Unfortunately as a result of delays within Camden planning department in providing them with the data they require, they have not finished their analysis as yet.

I am conscious of the 21 day deadline, so I would like to formally oppose the application both as an individual and as the Chairman of the Alfred Court Residents Association. We have 35 members and they are all unanimously opposed to this application.

The main assertion in the Transport Assessment is that those parents who chose to bring their children by car will be able to drop them off and pick them up using the basement car park. We all believe that this is impractical, unrealistic and unsafe. In reality the parents will soon get very frustrated with the inevitable chaos that will ensue and will use the surrounding streets for parking rather than the basement. We obviously have a very long list of detailed observations but would like to wait for the report from our Traffic Consultant before we submit them to you. Would this be OK with you?

Finally, would you like me to ask all the residents of Alfred Court to write to you individually? Unfortunately many of them are on holiday and may miss the 21 day deadline.

Looking forward to hearing from you

Best Regards

Jack Knadjian

Chairman of Alfred Court Residents Association
Flat 203, Alfred Court
53 Fortune Green Road
London, NW6 1DF

On Tue, Feb 12, 2013 at 4:53 PM, Traves, Jason <Jason.Traves@camden.gov.uk> wrote:
Dear Jack Knadjian,

Thank you for your email and kind offer of showing me around the existing parking facilities of the Fortune Green Road building, much appreciated.

Just to let you know we are awaiting the next step by the planning agent and at the point they confirm their intentions about access/servicing/parking, either by submitting a further pre-application query or formal planning application, we would look to visit the basement if it was proposed to be used.

So far in the pre-application process they are yet to confirm what the intended arrangements will be. Meantime, we have provided them with advice that their proposal should consider the amenity of residential occupiers above and also, provide supporting technical assessment and justification for any proposed transport, servicing and parking arrangements which would include any use of the existing basement.

I hope this advice is useful. Please be aware it is represents and informal officer opinion which does not prejudice the future decisions of the Council or any other Authority.

Kind regards,

Jason Traves
Principal Planning Officer

Telephone: 020 7974 2123

From: Jack Knadjian [mailto:203alfredcourt@gmail.com]
Sent: 07 February 2013 18:36
To: Arbery, Bethany
Cc: Traves, Jason; Rea, Flick (Councillor)
Subject: Re: Abercorn School at Fortune Green Road

Dear Bethany

Thanks for the reply.

Dear Jason

Look forward to hearing from you and showing you around the parking facilities.

Best regards

14/08/2013

Jack

On Tue, Feb 5, 2013 at 6:29 PM, Arbery, Bethany <Bethany.Arbery@camden.gov.uk> wrote:
Dear Mr Knadjian,

Thank you for your e-mail concerning the proposals for change of use of the retail units at 37-63 Fortune Green Road to a school to accommodate Abercorn School. I have passed on this e-mail to Jason Traves who is handling the case and he will be in contact shortly.

Kind regards

Bethany Arbery

Bethany Arbery
Development Management Team Manager (West Area)

Telephone: 020 7974 2077

From: Jack Knadjian [mailto:203alfredcourt@gmail.com]

Sent: 28 January 2013 12:11

To: Arbery, Bethany

Cc: Rea, Flick (Councillor)

Subject: Abercorn School at Fortune Green Road

Dear Bethany

Your contact details were given to me by Flick Rea who suggested I should write to you. Hopefully you have heard of the proposal to relocate Abercorn School to the retail units at 37- 63 Fortune Green Road (Alfred Court & Joan Court). I am the Chairman of the Alfred Court Residents Association.

In December there was a presentation by the Developer and the School to the local community but unfortunately the Residents of the building were not invited. Some of us saw the activity in the retail unit and went in to see what was going on when we realised that the presentation was misleading in many ways, particularly with respect to traffic implications. The Traffic Consultant hired by the school was suggesting that the traffic impact would be negligible because the parents bringing their children by car would use the basement parking facilities of Alfred Court. He had not been to the basement himself and was unaware that his proposal was totally impractical. Unfortunately unless one sees the parking space in the basement it is hard to understand why this proposal is so impractical.

I am concerned that the people in the neighbourhood, who were presented with misleading information during the presentation, do not realise that the basement parking proposal is impractical. As a result they may not object to the planning application as they do not realise the true impact on traffic. I have heard this directly from a committee member of Friends of Fortune Green.

Having explained this to Flick Rea, she came by last week to see for herself and suggested that you might also be interested in coming over. We would be delighted if you could come over to our flat so that we can show you around the building.

Best regards

Jack Knadjian
Chairman
Alfred Court Residents Association
Flat 203, Alfred Court

14/08/2013

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