

Dear Mr Thuare

Further to the above application, I wish to object to the hours of use of the loading bay for deliveries/collections being for The Hospital's use up to 20.00 and to be restricted to normal loading bay hours. It isn't stated whether this bay will revert to disabled or respark use out of normal loading bay hours, but it should not be an 'exceptional' bay for The Hospital's sole use. If the Doctor's bay is to be sited within this area I would like to see it being sited next to the loading bay and the resident's bay at the end of the bay.

Yours sincerely

Elizabeth Bax




Charles,

Please add to your consultation responses that there is a problem with moving the doctor's bay. Dr Pathmanathan has contacted me to say that it is unacceptable to move his bay due to safety concerns (drug transportation and life-saving equipment loading which he carries in his vehicle). There is clearly a problem with this planning revision and would strongly suggest you ask THG to temporarily withdraw the application for discussions to take place to find 'the least worst option'. I cannot see this going down well at committee.

You are more than aware of the decades of issues at this site, so let us please get this latest-in-a-long-line of revisions right.

Sue

Councillor Sue Vincent



David,

Thank you for your reply. Yes, I would like to attend the meeting. Is it on today? If so, what time is it on and whereabouts?

26/04/2013

Regarding your email and your points...

I think that the point of view of where this "least bad" scenario is coming from is not clearly thought out.

Why does the loading bay have to be in Shorts Gardens? ONLY because The Hospital Club (THC) is CURRENTLY using this street as their main delivery point because there is NO adequate loading bay.

However, if there ARE to be road changes and moving of parking places etc. then there should NOT be a "it should remain in Shorts Gardens" attitude.

We, in Shorts gardens, do not think that the loading bay proposal that you have decided upon, without consultation, is the best solution.

I saw the four proposed plans and I did a bit of research myself.

I noted that Betterton Street ALREADY has a loading bay on it!! Therefore that street has a history of deliveries and clearly is wide enough. In fact it is wider than Shorts Gardens and lorries pass freely without having to mount the pavement, which they have to do in Shorts Gardens. This bay could be elongated and there would be exactly the same scenario you are proposing for Shorts Gardens - i.e., deliveries to wrong side of road etc. However this could be achieved with NO road widening and just a change of parking zoning. No road works and no moving of doctor's bay. So obviously a better, cheaper solution.

Betterton Street is wider than Shorts Gardens in actual fact and where you propose widening the road and putting a loading bay on Shorts Gardens would encroach on the pavement enormously and the actual road width for lorries to pass would still be thinner than Betterton Street is RIGHT NOW - without any widening! So that just seems idiotic.

There is also another space at the junction of Betterton Street and Endell St on THC side of the road that could be used for a loading bay. This would require minimal road changes - just a change of zone & NO ROAD WIDENING - and not require deliveries to cross the road to enter THC. So an even better option with no road works involved. Clearly cheap, efficient, and most sensible.

Also, the doctor's bay would not have to move. Where you propose putting the doctor's bay - right outside Dudley Court Shorts Garden entrance would make the pavement so thin/narrow that children in buggies/prams & people in wheelchairs etc. would have great difficulty in passing. The pavement is already narrow enough there and any further incursion would be absolutely ridiculous and totally unacceptable.

These are observations based solely on the plans provided and the idea that the least bad solution is in Shorts Gardens. This is CLEARLY not valid when you think about it.

I am not saying that a new bay should go in Betterton Street but when all is analysed it is clear to see that the Shorts Gardens road plans are ill conceived, illogical, and plain wrong. There is a perfectly good loading bay in Betterton street ALREADY! Elongate it and use it! If not, then put a loading bay at the junction of betterton St and Endell St. No roadworks and no moving of doctor's place. The logical solution.

I think that this option should be examined closer and that there should not be any bias in any decision making.

Please get back to me about the CGCA meeting.

Thanks

Robin Allsop
Tenants Association Dudley Court

Thank you for the email. My apologies for the delay in replying but I have been away on holiday.

The discussions which Elizabeth and I have had with THG were always positioned as "let's have a discussion about what you want to do and come up with the "least bad" option. It will then go out to consultation and everyone can have their say". This includes the CGCA's own Planning Committee which will discuss this on Monday at the meeting which I understand you plan to attend.

The fact is that there is NO good option.

- THG cannot and will not abide by their existing servicing plan (DSP) and Camden made such a mess of the original Decision Notice that they cannot force them to. Therefore either we agree some form of alternative or THG will continue to use Shorts Gardens for Loading and Unloading in the current way. This is (I understand) bad for all of the residents.
- Our expectation is that by having a DSP which is the subject of a new Decision Notice it can be done in such a way that it can be enforced by Camden
- The servicing plan is designed so that they can't do anything more in the loading bay than they currently do anyway in the road. It should therefore be better than the current situation
- The use of the loading bay is restricted to standard hours (08:30-18:30). If they allow loading/unloading from the bay outside these times they will be in breach of the DSP.
- With the bay in existence they are not permitted under the DSP to use other bays or lines except under exceptional circumstances
- The road layout changes will mean that other vehicles can pass those in the loading bay without mounting the pavement

We have been very clear with Camden and THG what we regard this proposal as the "least bad" option and

that residents are still likely to object to it. We have never said that we believe that it is (or should be) acceptable to all residents.

Regards

David Kaner



Dear David,

I am forwarding the email I sent to the CGCA today. I just managed to find your business card so I thought I'd email you directly as I just spoke to Michael Berg at The Hospital Club and he says that the CGCA has been talking to them and Camden re: their planning revisions and proposed road layout changes.

I see that there has been a lot of activity from which I and other Dudley Court residents have been excluded. There were 3 or 4 plans last time I looked and now there is only one and that is the one we said we were against.

I joined the CGCA to avoid such an issue but I hear that you have been working with them and actually approved the road layout changes without even consulting the people most affected - residents in Shorts Gardens.

I don't know if this is true or not but would hope that it is not as I would think that the CGCA would work for ALL residents in Covent Garden and not approve something which we are all dead against.

I am a member of the Dudley Court Tenants Association and we are against any loading bay in Shorts Gardens. All Dudley Court residents who have been asked (the majority) and they are against it too.

Anyway, I would like to talk to someone at the CGCA or yourself to get to the bottom of what is happening.

All the best

Robin Allsop
Dudley Court Tenants Association



Dear Sir/Madam,

I am a member of the CGCA but have never received any conformation email or letters from you. I

26/04/2013

spoke to Elizabeth Bax about the matter and she said this was quite normal as you were moving offices and had no one working for you full time. That was some time ago and obviously my cheque was cashed by the CGCA so I presumed that as a member I would be in the loop and start to receive correspondence.

However, I have just received a letter from Camden saying that The Hospital Club (THC) has just submitted plans to change the road layout in my street, Shorts Gardens.

It seems that I have been left completely out of the loop on this issue whereas the people directly affected by these changes will be people in Dudley Court, where I live.

I have attended meetings at THC with Elizabeth Bax but I see that Dudley Court is not even listed as a neighbour of import on the planning application whereas other, less affected neighbours in other streets, are. This seems crazy and illogical.

Anyway, I see there is a meeting today at 5pm of the planning committee and I was wondering if I could attend? Is this open to CGCA members?

Obviously we in Dudley Court are against the proposed plans and would like the CGCA to help us fight against the plans.

I look forward to hearing from someone from the CGCA, with some urgency.

Yours faithfully

Robin Allsop
Dudley Court Residents Association

