

From Frank Trentmann
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[REDACTED]

Dear Rob Tulloch,

today, Sunday 18 January 2015, a neighbour from the Flask Walk Neighborhood Association, of which I am a member, alerted me of the proposed planning application for 6 Streatley Place and the section which states that 'Boades [sic] Mews was agreed as a potential site for a Site Compound'.

I presume this part of the application refers to Boades Mews, which is where I have been living for the last ten years.

I am writing to object in the strongest possible terms to this proposal, and for several reasons -- and I have copied both the councillor, Stephen Stark, and New End School, into this message -- since the proposed building works have not been communicated to neighbouring residents, I do not know whether it has been communicated to Ms Karyn Ray, the head of the primary school.

First, I need to point out that the planning application consultation did not follow proper process. I am a resident of Boades Mews and was around throughout the holidays, but there has been no public posting or advance information by letter of the proposed application in my street or at the junction with Flask Walk, Murray Terrace or Flask Cottages. This application should have been properly advertised and communicated to any residents and parties potentially affected by the proposed erection of a building in 6 Streatley Place, and the resulting building works and their impact on the neighborhood. Today is the first I hear of this, and only thanks to a neighbour. I do not think it is right or fair to conduct a consultation and ask for responses within 21 days, if the proposals are not communicated properly to residents.

Second, it may have escaped the notice of the planning officer that Boades Mews is a pedestrianised footpath, with a wall and entrance to New End School Primary School on one side, and walls of two resident houses on the other side. The houses are literally built along the footpath -- without any additional space, garden or terrace between them and the footpath. Living room and bedrooms are adjacent to the footpath or, on the first floor, looking down onto the footpath. To use the footpath as a "Site Compound" would be a serious nuisance and interfere with living, sleeping and quality of life.

Third, the footpath serves as an access to New End School. At the bottom of Boades Mews is where many parents drop off their children in the morning. On the footpath the children then wait outside the gate to enter the school via the playground. It also serves as a main passageway to the other entrance on Streatley Place. Of course, I do not know how Camden came to believe that Boades Mews might make a "potential site for a Site Compound". But I would urge the planning officer to come in person on a regular school day for half an hour around 8:30 to 9am, and simply observe the traffic and coming and going of parents and children. It needs to be pointed out that Boades Mews also serves as the area where numerous children are routinely dropped off and then wait around until the gate to the playground is opened. I would also request the planning officer to observe how children, again, leave the school via Boades Mews in the afternoon.

Fourth, I think there are serious issues of safety to consider with small children -- the primary school also has a nursery -- and I write here as a parent who had children in the nursery building, on top of Boades Mews, and in the primary school main building. We have had past incidents where paint buckets, paint cleansing chemicals and other building materials were left abandoned outside our house in Boades Mews and we saw young children playing with them -- I do not think children aged 3-11 can be expected to know what is safe and what is not about abandoned materials. Young children cannot be expected to know the risks involved in building materials, rubble etc. that would be lying about in the proposed site compound. Given that Boades Mews is the only access from Flask Walk up to Streatley Place and the bottom of New End to the school main building, how will safety and security be ensured? Indeed, how would any materials from the proposed new building on 6 Streatley Place be moved back and forth to Boades Mews without endangering the safety of school children and residents, and without blocking their access?

Fifth, Boades Mews is on a slope -- to give just one example of how irresponsible it would be to use it as a site compound, may I remind you how rubbish bins that used to be sited half way up Boades Mews were routinely thrown down or kicked down Boades Mews by pedestrians coming from near-by pubs and restaurants, until

Camden finally moved the bin. I hate to imagine what would happen, if building materials were dumped on the sloping Boades Mews.

Your official planning application consultation letter, which is dated 19 December 2014, and of which I only now have a copy in front of me, gives 21 January 2015 as a deadline for responses. I would have liked to be alerted to this application three weeks prior to the deadline and have time to review the entire application. Since the application was not communicated with proper notice, I am restricting myself in this email to immediate objects concerning the use of Boades Mews. I think it would only be proper if all affected residents and parties were given the regular three weeks to review the full application carefully.

From what I can see at present, the planning application has not been thought through with proper respect for the implications for safety, access and livelihood of residents and school children, nor indeed with an understanding of the precise geography and limitations of the streets involved like Boades Mews.

Given the earlier failure to communicate this application in a timely manner,
I should be grateful to you for acknowledging the receipt of this letter, by email

and look forward to hearing from you
with best wishes

Frank Trentmann