

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/5030/P	P Cuming Esq	50-56 Talacre Road NW5 4LX	14/10/2015 15:07:15	COMNOT	<p>In 2015, Camden installed a traffic sign adjacent to this application site indicating a school hazard. This part of the Conservation Area is safety sensitive. The conditions imposed back in 2011 have been flagrantly disregarded in respect of fencing geometry, paving, width of the access, the absence of convex safety mirrors. It is hard to imagine in what other respects the developer could have found grounds to overlook conditions. Earlier Camden had consistently found good reasons for refusing planning permission. The relevant grant of planning permission with clearcut conditions was so that conditions might overcome serious earlier objections. In our view not only is the failure to comply with the agreed conditions a serious matter but a condition relating to convex mirrors is inoperable and therefore incapable of making any meaningful contribution to highway safety. There is plenty of published research data relating to the use of convex mirrors. We have been unable to find evidence that mirrors located on the Application Site alone could enhance safety for highway users when vehicles are emerging from the site. If mirrors are claimed to be a panacea for the developer's problems the onus is upon him to show exactly how this could be so. The site has been in uses for long enough to demonstrate that cars are driven into it in forward gear so that when emerging the driver is seated remotely from any possible mirror assistance. The mirror plan is a sticking plaster that does little to address the Rhyl Street hazard of youngsters hidden by an adult height length of gate/fencing,</p> <p>In respect of the width of the vehicular crossover, it is plainly wrong and departs from the approved scheme. If the installers wore Camden insignia it makes no difference. The error is not a planning loophole but more a matter for an audit on expenditure.</p> <p>Turning to the garden surfacing, of course the developer's agent can point out it is a lot tidier than it once was. So too are all sites when works are concluded. Long ago 47 Talacre Road was a gentle back garden. Were the planning department to reiterate its opinion that "grasscrete" should be installed, I have little doubt that stiletto heeled visitors could cope.</p> <p>Apart from the installation of convex mirrors compliance with the original Camden approved conditioned plans seems appropriate. Mirrors installed within the confines of the Application Site limits seem pointless. Furthermore highway mirrors in a largely domestic scale Conservation Area seem incongruous and lacking scale. The Application Site is deployed as a location for charging electric vehicles that seem to be elsewhere at night. This is a phenomenon we shall all become accustomed.</p>
2015/5030/P	P Cuming Esq	50-56 Talacre Road NW5 4LX	14/10/2015 15:07:37	COMNOT	
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