

Windmill Car Park has provision for 27 car parking spaces. LBC have issued permits to 16 residents. This leaves 11 no spaces that could be potentially be used in mitigation for the parking loss in Orde Hall Street and Harpur Street.

Potential Strategy

1. Estate bays reallocated to allow CPZ bays to be positioned together.
2. CPZ Bays marked and signed as CPZ bays.
3. Permanent Order to be obtained to provide enforcement by CPZ parking inspectors

TYBALD ESTATE
 Alternative Windmill Car Parking
 Drawing
 10/02/16

Gentet, Matthias

From:
Sent:
To:
Subject:
Attachments:



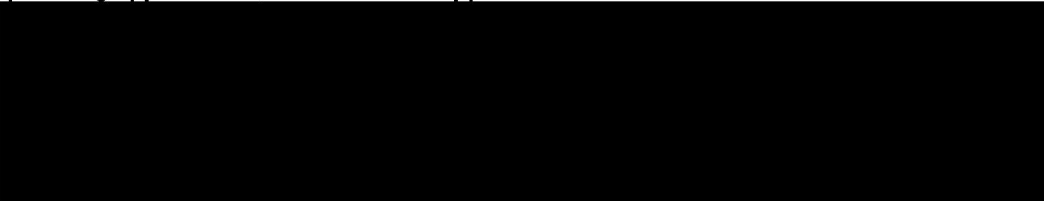
PI register as objection on m3 for 2016/0116/P

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867



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Dear David,

Thank you for your email.

Your email had some useful information, but it seems it has drifted you into deep water.

Tybalds Square as site accommodation /facilities etc etc

Firstly, I do not think it is appropriate to misrepresent information by referencing minutes of the April 2016 meeting (CMP working group meeting, obligation under section 106), which has not been formally considered and approved, especially as I had Chaired the meeting (these meetings are chaired by rotation by each member of the the group) and you have typed the minutes. There has been no meeting in May 2016 and the next meeting is scheduled for 27th June 2016, where the April 2016 meeting minutes will be considered for approval. If the April 2016 minutes have been approved, please do confirm?

Why are there delays in meetings at vital moments, so you can not hear objections and so they can not be recorded?

Nonetheless, I will provide clarification. The original proposal for site/welfare facilities etc etc was at windmill car park. This was presented to TRA representative at the contractor selection meeting.

When the contraction working group meeting commenced this year it was proposed by the council/contractor to move the facilities to Tybalds Square. The proposals had objections. The following meeting in April 2006, there was an amendment/improvement to the proposal to Tybalds Square meaning it only occupied about two thirds of the Tybalds Square instead of the whole area. This does not mean I agree with the proposal and does not mean you can take my comments out of context and give the illusion that I am in agreement with the amenity / open space play / social gathering area to be used as construction accommodation/facilities etc. etc.

The TRA strongly objects to Tybalds Square being used for construction site accommodation, facilities etc. etc and we strongly object to estate parking being used as CPZ. These CPZ can be used on free estate parking elsewhere. It is unreasonable to expect existing residents to use estate parking elsewhere on other estates rather than use alternative existing parking on their own estate. Hope the TRA's position is clear.

It is reasonable to expect residents amenity/playground/ open space play area /community facilities not to be used for construction purposes and for them to be open for the duration of the construction to lessen the impact of the redevelopment. Having said this, the TRA recognises the need for construction space and we are willing to work with the housing department and contractor to find a solution, which does not mean taking comments out of context and neglecting the needs of children.

My discussion with many children on the estate has highlighted the importance of safe designated open spaces for them to run round and play games (can gather a petition if you would like proof). We all need to recognise the needs of young children and the vulnerable, particularly living in high rise blocks and their need for space, especially when there is construction which will have a greater impact on their well being and development.

Residents are not always aware of the impact of environmental factors and are not always able to articulate their concerns and to direct them correctly. I suppose this where my role comes in and other community leaders such as Councillors, who have been elected to represent the interest of the residents. There is a heavy reliance on the TRA to represent the residents interest on our estate and I would like to think we I try our best. This will be also evident by my many emails that have been circulated to the council.

Tybalds Close TRA Registration with Camden Council

As you have been advised, it appears you have been informed of the details of the status of the TRA. Therefore it seems the only reason you have requested this information is present another illusion that will look unfavorable on the TRA.

Nonetheless, I will provide the information for the benefit of others copied into the email. The TRA is **still in existence with the current committee and has not dissolved**. We have recently **chosen** not to be recognized (complete registration documents) by Camden Council

pending further discussion relating to assurances from the council's housing department, particularly pertaining to matters concerning the regeneration.

The TRA AGM was attended by three observers, one from Camden Council, TRA Chair / DMC rep from Hampstead and Chair/DMC rep from Camden Town. Since the AGM, there has been a meeting with the TRA, Graeme Beedham (Head of Tenant and Leaseholder Engagement, TPAS Independent Advisor, Secretary/DMC rep from Gospal Oak and Chair/DMC rep of Camden Town. We are working together to consider the registration of the TRA with Camden Council.

You can choose to use this opportunity to not engage or you can engage in good faith. This will obviously depend on your objectives on how you want to discuss business fairly or dishonestly.

For your information, it is important to remember any organisation does not require registration with council housing department to be recognized as tenants and residents association in its own community or wider community. We are one the largest stakeholders in the Holborn community and the regeneration of the estate. **Therefore if you do not wish to engage with our organisation on a professional level, please do make it clear by responding to this email.**

For obvious reasons it seems you would prefer not to engage with me on a professional level, this is why you have brought the matter up, hoping collective views can be suppressed to your advantage. There will always be a TRA for residents on this estate as long I am here on this estate. Residents and I know the importance of a collective voice to protect own interests. **As you have not attended a Tybalds Close TRA meeting ever to hear residents concerns, you probably would not know.** Please can you confirm if you have attended a TRA meeting once to hear residents concern since your involvement with the Tybalds regeneration project?

I think it is very important to respond to legitimate questions and provide solution by working in partnership at initial stages before proposals are produced.

The way things are going, the cosmetic body of the estate will look pleasing, without the some of the major organs. Some that have been taken away and will not be replaced and some that will not be treated in order to function properly. But I strongly urge you to understand and give credence to the health and quality of life relating children and vulnerable residents in the construction management plan/logistic plans/transport plans/ etc etc.

Please confirm if you will be dealing with me on a personal capacity from now on?

Charles Thuair (Planning Officer): Please can register this email and all the emails below and attachments to **2006/0116/P** as a formal objection to be attached to original objection. I will be also be following this email up with formal objection (with detail) to be attached to original objection relating to the objections to Site facilities at Tybalds Square and CPZ at Windmill Car Park for your consideration and for the committee.

[2016/0116/P](#)

Details required by conditions 16 (dust mitigation), 34 (phasing plan) and 36 (Construction Management Plan) attached to planning permission 2013/1014/P granted on 13/05/2014 for mixed use development to provide 93 residential units and associated works.

Regards - Abjal



Abjal Afrus | Chair
Tybalds Close Tenants' and Residents' Association
Babington, Boswell, Blemundsbury, Chancellors, Devonshire, Falcon, Richbell, Springwater, Windmill
Holborn, London Borough of Camden

RE: Planning - Highways full contact details

2 messages



Dear Abjal,

With reference to your below 3 emails, please note the following:

The **approved** plans include the SD12 Tybalds Estate Transport Assessment; identified within this is the current parking provision, the new loop road, highways areas for stopping up and the new parking layout.

Page 111 of the approved application identifies: *114 spaces currently; 47 void therefore no re-provision. Parking will be re-configured & re-arranged incorporating: 67 current permit holders across the site; 5 disabled (currently none); 23 residents parking permit spaces on adjoining roads; 2 ambulance bays; 1 business permit space.*

There has always been a requirement to re-provide CPZ spaces where the development causes the loss therein. Talks with Highways have been ongoing and we anticipate that we should have this and the appropriation of land from one department to the other in the near future. This is in line with the provisions within the approved plans.

Those with permits within the estate have been advised that throughout the development they will be re-allocated estate parking either on Tybalds Estate or on other LBC estates. In suspending CPZ parking, there is no requirement to re-provide, however owing to the volume of spaces to be suspended (and the duration therein) LBC are committed to reducing their impact on the wider community; therefore in light of the potential to re-provide estate parking elsewhere within the borough have tasked the PCSA contractor with looking at potentials for re-provision of CPZ parking within the estate. You refer to the contractors "Potential Strategy" for the allocation of certain spaces within Windmill car park, this proposal is in line with this.

With reference to storage in the central area, we have discussed this with you on many occasions and identified in the *Tybalds Residents Reference Forum* meeting on 11.4.16 that we would maintain a section of this area. Please see extract below:

2.6	Main Square – It was identified that potentially half of this area could be used for the storage of materials. This will include steel storage containers, skips for waste management and 2 silos for mortar. The storage containers will be approximately 2.4 ms / 8 ft tall. The silos are approximately 9ms high and make a low humming noise when in use, being silent when not. Deliveries to the silo are anticipated to take	BR
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Job Subject/Name: Tybalds Regeneration Reference Forum
 Date and Time: 11 April 2016 at 1830hrs

Item No.	Issue:	Action:
	<p>place once a month.</p> <p>The site will be surrounded by secure hoarding with access gates at either end.</p> <p>LB Camden and Durkan want to preserve the other half of the square for children to continue to use for play.</p> <p>AA said he felt this proposal was better than the original one but was still concerned about the amount of space in the square that would be used and the storage areas for materials, particularly the one that abutted the back of Babington</p>	

Please can you also confirm the current status of the Tybalds TRA, as I am informed they are not currently registered and therefore you would be writing in your personal capacity?

Should you have any further queries, please advise by return.

With regards

David Clarke
Senior Development Manager

Telephone: 020 7974 8633

On 1 June 2016 at 10:58, [REDACTED]
Hi All,

Please see attached photos for existing play area and proposed play area. This space is also used for social events like BBQ, fundays etc. Please also remember this is the court yard for three high rise blocks, including two tower blocks that have no balconies. Surley you can expect children to be kept in their homes as prisoners for the duration of the construction by using Tybalds Square.

I look forward to the response to my email below.

Thanks - Abjal



Abjal Afrus | Chair
Tybalds Close Tenants' and Residents' Association
Babington, Boswell, Blemundsbury, Chancellors, Devonshire, Falcon, Richbell, Springwater, Windmill
Holborn, London Borough of Camden

On 1 June 2016 at 10:52, Abjal Afrus <abjal.afrus@gmail.com> wrote:

Dear All,

Please see attached. This illustration indicates the relocation of CPZ's from Orde Hall Street and Harpur St onto our estate (windmill car park). As previously indicated there is strongly object to the relocation of CPZ's onto our estate (windmill car park and other areas) because the free parking space will be required for estate parked cars when construction commences and new road construction starts.

Further point, the open play area (tybalds square), which is an amenity has been so for many years for children to play ball games etc and has objections it to be used as parking. As part of the development this amenity will be refurbished and still will remain an amenity. The area is the largest open play area on our estate where children can play football without residents making complaints and there are no signs for no ball games like other court yards on our estate.

I look forward to receiving a response to my email below (31/06/2001, 16.40).

Thanks - Abjal



Abjal Afrus | Chair
Tybalds Close Tenants' and Residents' Association
Babington, Boswell, Blemundsbury, Chancellors, Devonshire, Falcon, Richbell, Springwater, Windmill
Holborn, London Borough of Camden

On 31 May 2016 at 16:40

Hi All,

Require help with the following:

1. When and how was it agreed that estate land will be transferred to highways?
2. What is the current state of play relating to estate land transfer to highways?
3. What is the current state of play to reallocate existing highways parking on Orde Hall St, Harpur St, Ormond Close, Barbon Close?
4. Are there any plans to relocate highways parking on our estate during construction?

The residents position is that estate parking that will be required to be removed around Tybalds Sqaure needs to be replaced within the estate ie windmill car park. Therefore any measures that will allow highways to park cars on our estate has objections.

I look forward to your response.

Thanks - Abjal



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Babington, Boswell, Blemundsbury, Chancellors, Devonshire, Falcon, Richbell, Springwater, Windmill
Holborn, London Borough of Camden

On 31 May 2016 at 11:36, Minty, Stuart <stuart.minty@camden.gov.uk> wrote:

Abjal – Thanks

Dave Clarke will come back to you on this, as he is familiar with discussions

Stuart Minty

Head of Development Management

Telephone: 020 7974 2660

You can [sign up](#) to our new and improved planning e-alerts to let you know about new planning applications, decisions and appeals.

From: Abjal Afrus [REDACTED]
Sent: 26 May 2016 14:01
To: Minty, Stuart
Cc: Loureda, George
Subject: Re: Planning - Highways full contact details

Stuart,

Thanks. My enquiry is about Tybalds planning application/regeneration works related to the new estate road and parking strategy. Can you provide details of the person who is currently in discussions with contractor (durkan) and council's housing department.

Thanks - Abjal

On 26 May 2016 at 13:08, Minty, Stuart <stuart.minty@camden.gov.uk> wrote:

Hi Abjal

If the query is about road maintenance then best to speak to George Loureda

Thanks

Stuart Minty
Head of Development Management

Telephone: 020 7974 2660

From: Abjal Afrus [REDACTED]
Sent: 26 May 2016 11:36
To: Minty, Stuart
Subject: Planning - Highways full contact details

Hi Stuart,

Sorry to bother you again. Can I have the main contact in planning that deals with highways/roads?

Many thanks,

Abjal

Abjal Afrus | Chair

Tybalds Close Tenants' and Residents' Association

Babington, Boswell, Blemundsbury, Chancellors, Devonshire, Falcon, Richbell, Springwater, Windmill

Holborn, London Borough of Camden

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