

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/4549/P	Stacie Novotny	14-15 Gloucester Gate NW1 4HG NW1 4HG	07/09/2016 09:30:03	OBJ	<p>British American Drama Academy's Comments in Opposition to Proposed works at No. 12 Gloucester Gate</p> <p>Application Ref: 2016/4549/P</p> <p>We must strongly object to the proposed works at No. 12 Gloucester Gate and 12 & 13 Gloucester Gate Mews in the first instance due to how inappropriate it is within the area. The proposed extreme demolition and rebuilding of these listed buildings should not be allowed. The Crown buildings are a key feature of the Regents Park area and the proposed works would result in the landscape of Gloucester Gate being completely altered, it is hard to see how the Crown Estate would ever permit this to happen to their properties. Secondly there are great concerns about the effect this work will have on the adjoining buildings in terms of safety, possible impact on the fabric of the building and the level of disruption which would make the continuation of our business impossible during the period of works. The works will cause substantial disruption to the neighbours and the area in general whilst the works are being carried out.</p> <p>The extent of the proposed works would cause a complete inability of our business to operate during the period of construction. We are a Drama Academy with full time classes taking place Monday to Friday 9am -6pm. The training and education we provide would cease to be possible if there was constant construction noise bleeding through into our teaching rooms which adjoin the building next door. This would lead to us having to relocate to another space at an additional expense which should approval be granted, would need to be covered by the developer.</p> <p>There is also a Nursery School, Bright Horizons, located within our curtilage who would feel the direct impact of the works on their business, especially in relation to the privacy and security of the children in their care and the noise disruption which would make the children's naptime impossible. This is a serious factor as they look after children as young as 6 months old. Bright Horizons will also be submitting their comments to planning application 2016/4549/P which the British American Drama Academy are in full support of.</p> <p>The area is already extremely built up and busy for a residential location and should these works be allowed to be carried out as currently planned, there would be further disturbance with site traffic and the required parking by the contractors. This would make the road and pavement area extremely dangerous for our students and the nursery school children and parents who require space to carry out their drop offs and pickups. The local road crossings in this area are already very busy and dangerous. The increased amount of site equipment and large trucks required for these proposed works would increase the danger and difficulty of crossing the roads near the property as they may affect the sightlines of pedestrians.</p> <p>Impact during construction</p> <p>The construction activities will have a major impact on our site, our business and our students. There are no details of how these extensive works will impact the fabric of our site at 14 and 15 Gloucester Gate. The safety of our students and staff is of utmost concern to us and therefore we need to have evidence that these major works will not affect or disrupt the fabric of our buildings. A full professional assessment of the impact of the works to our site will need to be carried out, at the developer's expense, before any permission is granted to these planned works.</p> <p>If planning permission was to be granted we request that a condition be placed on the approval requiring the contractors to work to agreed construction arrangements to include hours of working, timing and means of access for deliveries, location of scaffolding and cranes and car parking. The</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					<p>blanket agreement to the hours suggested in the planning application is inappropriate and a formal agreement of quiet periods would have to be agreed with the British American Drama Academy and Bright Horizons Nursery should permission be granted for this build.</p> <p>The proposed works at the rear of the properties would also result in the erection of scaffolding which would cause significant security and privacy issues for the nursery and render the playground unsafe for use during the period of the works requiring the scaffolding. During our quinquennial redecoration we had to ensure very strict regulations were abided by when we had the contractors on site, including no mobile phones on site at any time, no swearing, no music and priority given to the children and parents of the nursery school. The redecoration was a success due to the respect shown by the contractors we employed. This would have to be guaranteed for the works at No.12 given the very close proximity to the Bright Horizons Nursery.</p> <p>The much reported effect that subterranean developments can have on the water table and natural water flow causing possible damage and harm to surrounding buildings.</p> <p>The excavation of significant basement areas under the mews buildings and garden causes great concern to us as a business who has already suffered the unfortunate consequences of the high water table in this area. The basement area in No.14 Gloucester Gate has experienced extensive flooding during periods of heavy rain and with the extent of the proposed excavation we fear it may disturb water currently held in place by the land and generally upset the natural water flow in the area.</p> <p>The basement level of No. 14 Gloucester Gate has had a damp proof course put in against the wall connecting to No. 12 Gloucester Gate which has had no effect in protecting against the flooding of the space. The Basement space is one of our largest spaces and essential for teaching our voice and movement classes. Should the space flood as a consequence of the proposed works we would lose a valuable teaching space and we would have to relocate to another venue at an additional expense and huge disruption to the student's educational experience.</p> <p>Due to the conservatory training we offer our students, the timetable of classes is only achievable as all classes are on site and therefore no time needs to be wasted moving from one location to another. Having to relocate some of the classes would significantly affect the students' time in the class and consequently their learning across the curriculum.</p> <p>As we are an educational charity we cannot afford the additional financial strain of having to repair flood damage to our basement area or paying relocation expenses as a result of the proposed excavation.</p> <p>The granting of consent within the conservation area should be of benefit to the conservation area and not neutral or detrimental. There is no benefit to the conservation area with this development.</p> <p>The character of the Conservation Area is an attractive balance of historic buildings and their settings. A key ingredient in this balance is the amount of open space which is available to the properties. In this area the open areas are already very limited and further development will destroy the balance and be detrimental to its character.</p> <p>At No. 14 we have a small garden at the front of the property which we maintain to be in keeping with and sympathetic to the surrounding environment. The proposed addition of the extension at the rear of No. 12 will not only take away some of the open space but will also affect the skyline and have a direct negative impact on the open space of Bright Horizons Nursery. They currently have a small outdoor area used as a playground for the children. This extension will overcrowd what limited space they have access to.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					<p>As well as the significant alteration to the environment that would result from this development we consider that this could potentially result in the privacy and security of the nursery school being compromised by a property with a direct view into their only outdoor space which is utilised as a small and secure playground.</p> <p>Representatives from the British American Drama Academy would be happy to meet face to face with the developer to discuss any of the points made above and the proposal submitted further should that help to resolve these issues.</p>

Total: 8