

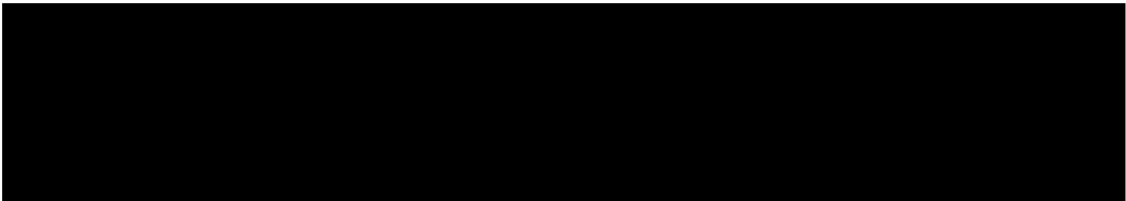
Dear Planning Team. I am sending this to you, in addition to Mr. Cassidy - to ensure it is lodged (in case he is not about before any deadline).

Thank you.

As below.

Kind regards,  
Sean Kelly

Begin forwarded message:



23 November 2016

To: Mr. Cassidy  
Planning Department  
London Borough of Camden

CC: NERA

Dear Mr. Cassidy - I am writing to you on behalf of Jacqueline Prosvic, the owner of an apartment at The Etons (35 ETON PLACE, NW3) who will, it appears, be directly impacted by the proposed development of the former Metropolitan Police Garage site adjacent.

She has asked me to writing you primarily to strenuously express her objection to this development and to personally ask you to convey this to the Planning Committee for London Borough of Camden for their consideration and, hopefully, action upon said matters.

She is objecting to the plan on several counts:

- Particularly on its impact on her Right to Light (I believe this falls under Common Law going back to 1832)

- The actual ‘massing’ of the development which, it would seem would be on a larger footprint than the previous development and which, she feels may be in breach of your regulations and guidance.

She believes both of these would have a detrimental effect not only on her property, but those of other residents and as well as a negative impact on the wider community under your CLD Framework Policy. So., naturally, she would like to object to the development proposal in its current form.

Furthermore, if development is allowed to go ahead she wants to make sure that the London Borough of Camden also puts the following restrictions on the development:

- That the matter of any loss of light compensation should be determined by an independent surveyor agreed by both residents (NERA) or appointed by the individual tenants and paid for by the developers - again - in advance of any development works,
- The developers to pay residents for loss of light in advance of the project starting (and the this be mandated in regulations)
- That they place a separate bond with you or an agreed independent third party for loss of any rental income and any other matters (cleaning, structural damage) should you permit the development
  - On loss of rental compensation she asks that for up for the market rental value of each affected apartment for up to the full period of development (not just groundworks period) and that the money to be paid monthly within one month of communication by landlord or the landlord’s agent of the affected apartments that the property is empty and then monthly thereafter upon communication/confirmation by the owner’s agent (details can be supplied) that the property has not been let.

In addition, should you grant permission, she is also greatly concerned about the ability of other residents to look in to the property and wishes to know how your department will be dealing with that as well as ‘light pollution’ emanating from the new development (this used to be something covered under SD7 / SD8 of your CLD Framework and would assume it still is). She wants to ask the Committee to decline any proposal that allows direct visual access from the new development.

She is greatly concerned as well in regards to the noise and dust that will naturally follow from a development of this size. She wishes to request that if planning is to go ahead, that the Planning Committee make a number of requirements of the developers:

- The development makes all agreed and mandated compensation payments in advance of development stages.
- That there is an amount of compensation set aside per directly impacted apartment for cleaning of windows and interiors and cars, dry-cleaning, etc. is agreed and paid to affected tenants in advance of work starting. Perhaps in the form of a monthly cleaning allowance.
- That an additional contingency budget for emergency cleaning is set aside with NERA and the Etons landlords to use at their discretion for emergency cleaning costs incurred by residents and which can be applied for by residents.

- Crucially - that noise compliance monitors are fitted on and around the site (using a company such as KP Acoustics or other independent companies) at a cost to be borne by the developer and are both regularly and randomly inspected and allowed to be co-inspected in the company of a member of the New Etons Residents Association (NERA). That noise levels are directly fed on a daily basis to LBC for monitoring and that a weekly report on noise to be filed with a representative of LBH and the NERA.
- Likewise - vibration levels to be monitored with a daily report to be made to LBC and Camden Environmental. Dust levels, too, if possible. (I believe that is SD 7 of the CLD).
- That LBC incorporates some clear guidelines and penalties (i.e. work to stop for 48 hours / two days) if the noise levels are broken - a requirement to be set within the permission and regulations and that there is a named officer or team from LBC as a point of contact to enforce this.
- That an the developer automatically also pays an automatic fine for breach of the noise levels to directly affected residents at an amount set by the Planning Committee.
- That **NO** Saturday, Sunday or Holiday working is allowed on this particular site.
- That hardcore is not crushed on site.
- That debris netting is utilised at all times.
- That there is continuous operation of a spraying and dust suppression system with proper draining away from the Etons and not into the ground.
- That lorries are not keep running at any time on site except to move. (that this is randomly monitored by LBC officials).
- That a security guard is appointed to the site at all times including holidays and weekends.
- That a full asbestos accountancy log is provided to all residents surrounding including communication to residents and others on surrounding sites of pre alert dates as to when asbestos will be moved.

- That site traffic is regulated with a brakeman on permanent duty at the entrance during working hours to protect pedestrians and help with traffic flow.
  
- That no deliveries take place before 8 a.m or after 5 p.m. during the weekday and that there are NO weekend deliveries. That there is council provision to enforce this via a monitored phone 'hotline' into which residents can call to submit information and an email for which they can call to submit pictures.
  -
  
- That a minimum six-week notice is given in advance of any road closures due to cranes/major works. That emergency vehicle access is fully maintained at all times.
  
- That all apartments in the Etons directly adjacent to / facing onto the site are fitted with structural monitoring both inside and out to ensure no damage to the Etons or any apartments. That there is a pre-development survey offered to all residents/owners who wish it paid for by the developer by a independent surveyors agreed either with the NERA or individual tenants. That there is a post-development assessment as well as any 'emergency response' assessments as requested by the owners / their agents or the NERA at any time.
  - That if damage is found that work will immediately be halted on site.
  - That the developer places a bond / and guarantees of insurance against any resulting claims on account with LBH or an agreed third party (agreed with NERA) for a minimum of £10 million(or should it be more?) on account
  - That all work on the development is halted for a review by LBH if notification is received of cracks/damage for a period of 48 hours.

As before it is, she believes, critical that all affected surrounding residents have access - to an independent surveyor appointed at the cost of the developer to check and monitor all structures prior to work starting and then during the course of works and certainly at the completion of the development.

Again, Ms Prosvic obviously would like to object to the plans as they exist and will be asking that her objection be formally considered and processed by yourself and shared with ALL Planning Committee Councillors (please send by return a list of those councillors as she has asked me to ensure they receive this today).

Beyond this she has also that the LBC Planning Committee place the development under consideration and on notice as regards to any:

- Section 106 agreement to include a strong element of local works to the pavements and immediate surrounds of Etron College Road and to some sort of sculpture locally to be agreed in association with LBC, NERA and others.
- And that:

- At least three (3) young people from London NW3 / London Borough of Camden (as defined by LBC) are employed in apprentice rolls for periods of not less than nine months each at a rate commensurate with LBH expectations for minimum salaries.
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- That a mandatory Working Group Meeting takes place once every two weeks for the first year of development and thereafter on a monthly basis. The dates and times to be agreed with the NERA with minutes to be created by the developer and circulated for approval by all to NERA and to LBH.

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On behalf of Ms. Prosvic I thank you in advance for your processing of these requests to the Planning Committee and would like to know officially from you how each one of those points is being covered by LBH in advance of granting of planning permission or full permission.

She would also like the option to send a representative to speak on her behalf if she finds it necessary to do so at any future planning hearing.

And, she reserves the right to act independently on matters if she believes that planning requirements/permissions/regulations are not being taken with due consideration.

Sincerely,  
Sean Kelly  
on behalf of  
J. Prosvic  
35 Eton Place

via/  
S Kelly  
PR4Property  
[Sean.Kelly@PR4Property.com](mailto:Sean.Kelly@PR4Property.com)