

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0183/P	Elizabeth Ruddick	1 Boades Mews London NW3 1DB	18/02/2017 12:08:04	OBJ	<p>I live at 1 Boades Mews, NW3 1DB. My husband and I own the freehold of the property, and have lived there with our children for more than 13 years.</p> <p>On 9 February 2017, I attended a meeting at which the developers presented their new plans for 6 Streatley Place. I was very disappointed to learn that they still insist that Boades Mews is their preferred location for their site compound, welfare facility and chemical toilet for the workers on the development project. There was unanimous and very strong criticism from the New End School and local residents of this proposed location for compound at the time Camden was considering the previous planning proposal (by Living Architecture). It is deeply disappointing – not to mention a waste of costs and time on all sides – that none of this was taken into account by the new developers, and we need to reiterate all of our objections again.</p> <p>I now write to register for the second my very strong objection to the plan to erect a working compound blocking the top of Boades Mews and for the delivery of materials to this location. In spite of claiming to have taken into account the view of local residents and the school with regard to the previous planning application, the current Construction Management Plan states: the Construction Management Plan proposes a site compound that is offsite located at the crossover of New End Road &amp; Boades Mews. . . . We believe that this is the most appropriate access and drop off point for the site and all care will be taken in order to mitigate any risk to the local area and its occupants.</p> <p>At the meeting I attended, the developers identified a number of other possible sites, including New End Square, but could give not coherent explanation for continuing to prefer Boades Mews, in spite of the safety risks involved. As has been repeatedly made clear to the architects and to Camden, this is simply not an appropriate site for the compound or for deliveries of materials. Rather than insisting on creating avoidable risks to the children at the school and local residents, but promising to mitigate them, the developers must simply locate the compound elsewhere at one of the many other sites they have identified.</p> <p>I query whether anyone from the developer, the architects or the council can have observed the congestion in this area during the school run at the beginning and end of each school day. I have lived adjacent to the proposed compound, as stated above, for over 13 years. For much of that time I was either a full-time parent or working freelance from home, so that I observed this almost every day. In addition, both of my children have attended New End School, so I participated in the school run myself for many years. My objections to the scheme are thus based on many years of practical experience.</p> <p>I would like to set out again my detailed reasons for objecting strongly to this scheme:</p> <p>1. Congestion</p> <p>Flask Walk is one of two narrow routes from the High Street and from most public transport links to New End Primary School. Everyone who travels to the school via Flask Walk completes their journey by walking up Boades Mews. The junction of Flask Walk and Boades Mews is also where many children who are driven to school are dropped off; they then also walk up Boades Mews to school. Boades Mews thus has very heavy foot traffic twice a day, involving predominantly young children. As</p>

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Streatley Place would itself be a construction site, and is already very narrow and congested during the school run, it is completely unrealistic to propose that any of the present foot traffic to the school could be rerouted through Streatley Place.

The developer has suggested that pedestrian access could be maintained through a narrow corridor between the compound and the garden opposite. This is untrue. Given the volume and type of foot traffic up and down Boades Mews, pedestrian access would not, as a practical matter, be maintained in any meaningful way through such a narrow corridor. It would be completely unsuitable for the volume and type of pedestrian traffic that passes every day.

New End is a primary school. The school runs thus involves children from the age of 11 down to nursery pupils of three and even younger siblings who are still in buggies. Many of the children come to school on scooters and some by bicycle or tricycle. Others are young and exuberant and make a practice of running on ahead down the footpath at the end of the school day. Most young children are naturally brought to school and picked up by a single adult, who may have two or more young children in their charge at the same time, and often a buggy in addition. For all of this traffic – toddlers, children, buggies, tricycles, bicycles and parents -- to squeeze through that narrow corridor in an orderly and safe manner would not be possible. I query whether even two buggies would fit down that corridor side by side at the same time. The children would inevitably back up into the street. This would not only be stressful and inconvenient for the parents and the children, I believe it would also put the children at risk of harm from vehicle traffic. It must be remembered in this connection that at the same time the pedestrian traffic would be backing up into New End, other parents would be trying to pick up or drop off their children by car in exactly the same location.

## 2. Risks from siting a construction shed in an area heavily trafficked by young children

I also have concerns about the behaviour of young children around this construction shed as building materials are being moved in and out of it and at any time it is left unlocked, either by accident or while in use. I have personally witnessed numerous incidents of risk-taking behaviour by small children going to and coming from New End School. As I wrote last year, for example, a builder who was doing repairs to the outside of our property was startled by a young child leaving the school and trying to knock him off his ladder for fun. When building rubbish has been left in Boades Mews in the past, small children have played with, sticking their hands in old paint, for example, unaware of any possible health risks. We often find small children running ahead of their parents to hide amongst our dustbins. All of these children were accompanied by their parents, but in such a large crowd of children and with, as stated above, most parents responsible for more than one child, it is simply impossible to control all of their behaviour all of the time. Placing a compound full of building materials at the heart of a primary school run is asking for an accident to happen.

We note that the contractors make a general commitment not to deliver building materials during the school run. I do not think they can make a commitment not to access the compound throughout the school day. I should note that schoolchildren continue to use Boades Mews to access the school throughout the school day – for example, when travelling to or returning from trips to the Heath, the

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					<p>Swiss Cottage leisure centre, etc.</p> <p>Nor is there a single school run. There are both before and after school clubs.</p> <p>I query why Camden would wish to take the responsibility of accepting such a risk by siting his compound in a footpath so heavily trafficked by small children.</p> <p>3. Risks from constructing the compound where older children wait to be let into school.</p> <p>The entrance to New End School for older children is in the wall of the New End School playground in Boades Mews itself, adjacent to your proposed compound. Children in years 5 and 6 often wait in Boades Mews for the gate to be opened in the morning. We have had repeated experiences in the past of children misbehaving while waiting for the gate to be opened – banging on our windows as a “joke”, playing ball against our walls, climbing or banging on the telephone cable box in Boades Mews, etc. I would suggest that such behaviour by children of 10 and 11 is to be expected. I fear that should the construction compound be sited in Boades Mews, it will be what is called an “attractive nuisance” to these children – they will play games against the hoardings, climb on them, etc. This also creates a real risk of accident.</p> <p>4. Current recreational use of Boades Mews</p> <p>Outside of the school run, Boades Mews is used by local children for skateboarding, playing football, bicycling, etc. This is especially true of the top of the footpath, where you propose to site the compound. Your plan would deprive the local children of this playing space.</p> <p>5. Nuisance to the residents of Boades Mews</p> <p>As you are aware, Boades Mews is very narrow. Our home and the home of our neighbour directly adjoin the footpath, without any intervening pavement, garden, etc. The proposal is essentially, to erect storage space and a chemical toilet under our bedroom windows. The proposed compound would likely to be dirty, unsightly, and foul-smelling, and there would be considerable noise and disruption involved in the delivery of material to the compound and movement of materials in and out of it. This would interfere with our quiet enjoyment of our homes.</p> <p>I was told at the 9 February meeting that noisy work hours would only start after 9:00 AM. This is not consistent with insisting on unloading or removing materials from the Boades Mews compound before the school run begins in the morning.</p> <p>To the extent that the developer intends to make deliveries to the compound in Boades Mews outside of the school run hours, this will either be at exactly the same time as older children are waiting in Boades Mews to be let into school, or so early as to wake us and all of our neighbours.</p> <p>For all of the above reasons, I strongly object to this plan.</p>
2017/0183/P	Charles Herman	98 Heath Street London NW3 1DP	15/02/2017 15:18:11	SUPPRT	<p>I support this application and prefer it to a previous proposal to erect an hotel. The site is derelict and has been so over many years. The proposed scheme will add to the housing stock of which there is a chronic shortage. As such I fully support the application.</p>

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2017/0183/P	David Whiteley	34 Well Walk London NW31BX	17/02/2017 14:07:36	NOBJ	<p>I support this application and indeed much prefer it to the previous hotel scheme.</p> <p>I like the contemporary feel and design of this residential scheme and believe it will enhance the local surrounding area. The site is derelict and has been for many years.</p> <p>This residential scheme is the best proposal for the site providing much-needed flats for the area.</p> <p>I fully support this application</p>

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2017/0183/P	Amber Herbert	1&2 Mansfield Place	15/02/2017 14:13:00	OBJ	<p>The passages below are from your proposal.</p> <p>"The site is not listed, however, the street itself is mentioned on multiple occasions within the conservation area statement of Hampstead, and therefore particular attention needs to be paid toward the design to maintain the character of the area."</p> <p>These are your words... Then you write this...</p> <p>"It was felt early in the development of the scheme that the proposal should be for a contemporary piece of architecture rather than a pastiche in order to reflect the ever evolving nature of London developments."</p> <p>Your words contradict each other.</p> <p>To walk down Streatley Place, you feel that you are transported to a different era. The traffic noise recedes, and you have walked back in time. A modern building would be out of place it wouldn't "reflect an ever evolving London". Streatley place is on a main walking tour of Hampstead. The people come to see archaeologically preserved areas.</p> <p>Irreparable damage from pile driving to buildings in close approximation is a major concern, as well as the mental disturbance from constant pounding and vibration.</p> <p>I run a small business from home, and I also run AirBnB. The noise from the construction would disturb my AirBnB and effect me running my home business. The extra traffic and dirt from the construction site would be loud and inconvenient and has no thought for the people that use the walkway daily.</p> <p>The house design and garden space do not seem to be proportionate. It looks to me that all the green space is on the roof of the buildings. The building site is used for maximum house size and no thought for trees and green space. The design looks like a box with little interest.</p> <p>In conclusion, I am not in support of the proposed building site.</p> <p>Amber Herbert 1&amp;2 Mansfield Place.</p>
2017/0183/P	Amber Herbert	1&2 Mansfield Place	15/02/2017 14:13:00	OBJ	

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2017/0183/P	Elizabeth Ruddick	1 Boades Mews London NW3 1DB	18/02/2017 12:08:09	OBJ	<p>I live at 1 Boades Mews, NW3 1DB. My husband and I own the freehold of the property, and have lived there with our children for more than 13 years.</p> <p>On 9 February 2017, I attended a meeting at which the developers presented their new plans for 6 Streatley Place. I was very disappointed to learn that they still insist that Boades Mews is their preferred location for their site compound, welfare facility and chemical toilet for the workers on the development project. There was unanimous and very strong criticism from the New End School and local residents of this proposed location for compound at the time Camden was considering the previous planning proposal (by Living Architecture). It is deeply disappointing – not to mention a waste of costs and time on all sides – that none of this was taken into account by the new developers, and we need to reiterate all of our objections again.</p> <p>I now write to register for the second my very strong objection to the plan to erect a working compound blocking the top of Boades Mews and for the delivery of materials to this location. In spite of claiming to have taken into account the view of local residents and the school with regard to the previous planning application, the current Construction Management Plan states: the Construction Management Plan proposes a site compound that is offsite located at the crossover of New End Road &amp; Boades Mews. . . . We believe that this is the most appropriate access and drop off point for the site and all care will be taken in order to mitigate any risk to the local area and its occupants.</p> <p>At the meeting I attended, the developers identified a number of other possible sites, including New End Square, but could give not coherent explanation for continuing to prefer Boades Mews, in spite of the safety risks involved. As has been repeatedly made clear to the architects and to Camden, this is simply not an appropriate site for the compound or for deliveries of materials. Rather than insisting on creating avoidable risks to the children at the school and local residents, but promising to mitigate them, the developers must simply locate the compound elsewhere at one of the many other sites they have identified.</p> <p>I query whether anyone from the developer, the architects or the council can have observed the congestion in this area during the school run at the beginning and end of each school day. I have lived adjacent to the proposed compound, as stated above, for over 13 years. For much of that time I was either a full-time parent or working freelance from home, so that I observed this almost every day. In addition, both of my children have attended New End School, so I participated in the school run myself for many years. My objections to the scheme are thus based on many years of practical experience.</p> <p>I would like to set out again my detailed reasons for objecting strongly to this scheme:</p> <p>1. Congestion</p> <p>Flask Walk is one of two narrow routes from the High Street and from most public transport links to New End Primary School. Everyone who travels to the school via Flask Walk completes their journey by walking up Boades Mews. The junction of Flask Walk and Boades Mews is also where many children who are driven to school are dropped off; they then also walk up Boades Mews to school. Boades Mews thus has very heavy foot traffic twice a day, involving predominantly young children. As</p>

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The developer has suggested that pedestrian access could be maintained through a narrow corridor between the compound and the garden opposite. This is untrue. Given the volume and type of foot traffic up and down Boades Mews, pedestrian access would not, as a practical matter, be maintained in any meaningful way through such a narrow corridor. It would be completely unsuitable for the volume and type of pedestrian traffic that passes every day.

New End is a primary school. The school runs thus involves children from the age of 11 down to nursery pupils of three and even younger siblings who are still in buggies. Many of the children come to school on scooters and some by bicycle or tricycle. Others are young and exuberant and make a practice of running on ahead down the footpath at the end of the school day. Most young children are naturally brought to school and picked up by a single adult, who may have two or more young children in their charge at the same time, and often a buggy in addition. For all of this traffic – toddlers, children, buggies, tricycles, bicycles and parents -- to squeeze through that narrow corridor in an orderly and safe manner would not be possible. I query whether even two buggies would fit down that corridor side by side at the same time. The children would inevitably back up into the street. This would not only be stressful and inconvenient for the parents and the children, I believe it would also put the children at risk of harm from vehicle traffic. It must be remembered in this connection that at the same time the pedestrian traffic would be backing up into New End, other parents would be trying to pick up or drop off their children by car in exactly the same location.

## 2. Risks from siting a construction shed in an area heavily trafficked by young children

I also have concerns about the behaviour of young children around this construction shed as building materials are being moved in and out of it and at any time it is left unlocked, either by accident or while in use. I have personally witnessed numerous incidents of risk-taking behaviour by small children going to and coming from New End School. As I wrote last year, for example, a builder who was doing repairs to the outside of our property was startled by a young child leaving the school and trying to knock him off his ladder for fun. When building rubbish has been left in Boades Mews in the past, small children have played with, sticking their hands in old paint, for example, unaware of any possible health risks. We often find small children running ahead of their parents to hide amongst our dustbins. All of these children were accompanied by their parents, but in such a large crowd of children and with, as stated above, most parents responsible for more than one child, it is simply impossible to control all of their behaviour all of the time. Placing a compound full of building materials at the heart of a primary school run is asking for an accident to happen.

We note that the contractors make a general commitment not to deliver building materials during the school run. I do not think they can make a commitment not to access the compound throughout the school day. I should note that schoolchildren continue to use Boades Mews to access the school throughout the school day – for example, when travelling to or returning from trips to the Heath, the

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Swiss Cottage leisure centre, etc.

Nor is there a single school run. There are both before and after school clubs.

I query why Camden would wish to take the responsibility of accepting such a risk by siting his compound in a footpath so heavily trafficked by small children.

3. Risks from constructing the compound where older children wait to be let into school.

The entrance to New End School for older children is in the wall of the New End School playground in Boades Mews itself, adjacent to your proposed compound. Children in years 5 and 6 often wait in Boades Mews for the gate to be opened in the morning. We have had repeated experiences in the past of children misbehaving while waiting for the gate to be opened – banging on our windows as a “joke”, playing ball against our walls, climbing or banging on the telephone cable box in Boades Mews, etc. I would suggest that such behaviour by children of 10 and 11 is to be expected. I fear that should the construction compound be sited in Boades Mews, it will be what is called an “attractive nuisance” to these children – they will play games against the hoardings, climb on them, etc. This also creates a real risk of accident.

4. Current recreational use of Boades Mews

Outside of the school run, Boades Mews is used by local children for skateboarding, playing football, bicycling, etc. This is especially true of the top of the footpath, where you propose to site the compound. Your plan would deprive the local children of this playing space.

5. Nuisance to the residents of Boades Mews

As you are aware, Boades Mews is very narrow. Our home and the home of our neighbour directly adjoin the footpath, without any intervening pavement, garden, etc. The proposal is essentially, to erect storage space and a chemical toilet under our bedroom windows. The proposed compound would likely to be dirty, unsightly, and foul-smelling, and there would be considerable noise and disruption involved in the delivery of material to the compound and movement of materials in and out of it. This would interfere with our quiet enjoyment of our homes.

I was told at the 9 February meeting that noisy work hours would only start after 9:00 AM. This is not consistent with insisting on unloading or removing materials from the Boades Mews compound before the school run begins in the morning.

To the extent that the developer intends to make deliveries to the compound in Boades Mews outside of the school run hours, this will either be at exactly the same time as older children are waiting in Boades Mews to be let into school, or so early as to wake us and all of our neighbours.

For all of the above reasons, I strongly object to this plan.



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2017/0183/P	Mirit Eldor	33 St. John's Road	18/02/2017 20:49:02	COMMNT	<p>I am writing to object to the proposed new development on Streatley Place.</p> <p>Streatley Place is a narrow pedestrian passageway, which provides an essential thoroughfare for residents and the local community. It is the only means of access to several homes and to New End Primary School and Nursery, which are attended by 450 children daily aged between 4 and 11. The constraints of the site and the nature of Streatley Place are immensely challenging, the site being remote from any road, and directly adjacent to a steep set of 2m wide steps.</p> <p>Against a backdrop of calls for the application to be rejected, in 2015 planning approval was granted for the construction of a house for holiday rental on an undeveloped site mid-way along Streatley Place. No-one has yet demonstrated how a building there can be constructed safely and without causing significant disruption to the local community. The significant increase in area being sought by this new planning application only adds to the impact on the local neighbourhood, particularly through the construction stage.</p> <p>I object to the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• Overdevelopment of the site and a significant increase in area. The block of flats proposed in this application occupies virtually the entire footprint of the site, and represents a significant increase on what has already been consented.</li> <li>• Loss of protected trees adjacent to the site. The increased building area proposed in this application means that the new building will be constructed significantly within the canopy zones and root protection zones of at least two protected trees on neighbouring land, which will result in the loss of these trees.</li> <li>• Bins. The proposed block of flats builds right up to Streatley Place and leaves no outside space for bins. This risks bins for collection being placed out in Streatley Place, taking up a significant part of the narrow 2m wide path at the top of the steps.</li> </ul> <p>The Construction Management Plan proposed for the site should be overhauled, and proper consideration taken of the following.</p> <ol style="list-style-type: none"> <li>1. Safeguarding of children: the safety of children in and around New End School needs to be considered the fundamental priority in establishing a suitable method of working for construction on the site. The only reliably safe method of working begins with establishing and maintaining at all times clear segregation between the construction work and the live school environment.</li> <li>2. A strategy for locating a site compound in Boades Mews, and the expectation that all construction vehicles will use New End [the road] as a means of access is wholly inconsistent with safeguarding children and establishing safe segregation. It would amalgamate into one constrained location a construction compound, a construction vehicle turning area, a pedestrian area and the entrance to a nursery and primary school. This is extremely high risk. The risk is exacerbated by all construction vehicles having to reverse down a steep hill directly towards the pedestrian school gateway, together with the risk of such vehicles blocking New End [the road] preventing fire vehicle access to the school site.</li> <li>3. The proposed strategy for locating a site compound in Boades Mews and the expectation of construction vehicles reversing down New End goes completely against advice from the Health and</li> </ol>

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					<p>Safety Executive (ref HSE publication 'Protecting the public', Section 4 Delivery and other site vehicles) which states the following points (under 'Precautions'):</p> <ul style="list-style-type: none"> <li>- think about the proximity of schools</li> <li>- segregate pedestrians and vehicles wherever possible</li> <li>- divert site traffic away from pedestrianised areas</li> <li>- minimise reversing</li> <li>- if you have to load or unload vehicles across a pavement, make sure there is safe access for pedestrians.</li> </ul> <p>4. The developer proposes to build up to the site boundary with the consequential risk of needing to erect a site hoarding within Streatley Place, reducing the already narrow 2m wide steps. This would be highly disruptive to the large numbers of people using Streatley Place, particularly parents with small children and with buggies and prams, for whom the steps are already a challenge. The developer should be obliged to ensure that the current width of Streatley Place is maintained, particularly adjacent to the site, and that the handrails to the steps are not removed.</p> <p>5. The developer should be obliged to ensure that there is no closure of Streatley Place.</p> <p>6. Restrictions on use of Streatley Place during the day in school term time. During the hours of school drop-off and pick-up the developer should be obliged to ensure that Streatley Place is free of all construction workers and any movement of materials, and that there are no construction vehicle movements in the vicinity of any site compound.</p> <p>7. Restrictions on use of Streatley Place during the day in school term time. Streatley Place is frequently used during the day by children, for example going on visits, going to sports activities, going to the school garden, walking between the nursery and primary school buildings etc. Children arrive at the school early, for breakfast club, and children leave the school late having taken part in after-school activities. This unavoidably requires the whole of Streatley Place to be a safe environment for young children throughout the whole day during term time.</p> <p>8. Movement of materials. The developer should be obliged to ensure that a robust strategy for safely moving materials along Streatley Place is developed, agreed and instigated.</p> <p>9. Cleaning strategy. The developer should be obliged to ensure that a robust cleaning strategy for Streatley Place is developed, agreed and instigated. Streatley Place slopes down steeply from the site, and the risks from mud, and potential damage from water used in cleaning Streatley Place, need to be successfully managed by the developer.</p> <p>10. Protection of Streatley Place. Adequate measures should be put in place to ensure the protection of paving and walls etc along Streatley Place.</p>

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2017/0183/P	christine entwsle	Flat 18 New Court Lutton Terrace	20/02/2017 22:38:48	OBJ	I am extremely concerned about the number of properties to be built and the height to which they are being built. This is also an incredibly difficult area to access and construction work would impede access for many months. I am also worried about extra traffic on our already overburdened streets and damage to streatley place and its environs. WE also have established trees which will no doubt be removed due to the works. The estate of New Court is already being used by various builders and residents as a somewhere to dump all their refuse and having a construction site next door will no doubt exacerbate this situation. I am also concerned about safety not only for the residents of new court but for the children that use new court and straitly place as a route to get from Flask Walk to school and nursery.
2017/0183/P	Katie Robinson	21 New Court Lutton Terrace London NW3 1HD	20/02/2017 21:55:28	WREP	I am attempting to attach a document I have written requesting improvements to this development. I wish to be notified of the committee date and to speak.
2017/0183/P	Katie Robinson	21 New Court Lutton Terrace London NW3 1HD	20/02/2017 21:55:44	WREP	

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2017/0183/P	Selina Skipwith	37 Willow Rd	20/02/2017 11:37:28	OBJ	Dear Mr Tulloch

I am writing to object to the proposed new development on Streatley Place.

Streatley Place is a narrow pedestrian passageway. It runs for nearly 200m and it provides an essential thoroughfare for residents and the local community. It is the only means of access to several homes and to New End Primary School and Nursery, which is attended by 450 children daily aged between 4 and 11. The constraints of the site and the nature of Streatley Place are immensely challenging, the site being remote from any road, and directly adjacent to a steep set of 2m wide steps.

Against a backdrop of calls for the application to be rejected, in 2015 planning approval was granted for the construction of a house for holiday rental on an undeveloped site mid-way along Streatley Place. No-one has yet demonstrated how a building there can be constructed safely and without causing significant disruption to the local community. The significant increase in area being sought by this new planning application only adds to the impact on the local neighbourhood, particularly through the construction stage.

I object to the application for the following reasons:

- Overdevelopment of the site and a significant increase in area. The block of flats proposed in this application occupies virtually the entire footprint of the site, and represents a significant increase on what has already been consented.
- Loss of protected trees adjacent to the site. The increased building area proposed in this application means that the new building will be constructed significantly within the canopy zones and root protection zones of at least two protected trees on neighbouring land, which will result in the loss of these trees.
- Bins. The proposed block of flats builds right up to Streatley Place and leaves no outside space for bins. This risks bins for collection being placed out in Streatley Place, taking up a significant part of the narrow 2m wide path at the top of the steps.

The Construction Management Plan proposed for the site should be overhauled, and proper consideration taken of the following.

1. Safeguarding of children: the safety of children in and around New End School needs to be considered the fundamental priority in establishing a suitable method of working for construction on the site. The only reliably safe method of working begins with establishing and maintaining at all times clear segregation between the construction work and the live school environment.
2. A strategy for locating a site compound in Boades Mews, and the expectation that all construction vehicles will use New End [the road] as a means of access is wholly inconsistent with safeguarding children and establishing safe segregation. It would amalgamate into one constrained location a construction compound, a construction vehicle turning area, a pedestrian area and the entrance to a nursery and primary school. This is extremely high risk. The risk is exacerbated by all construction vehicles having to reverse down a steep hill directly towards the pedestrian school gateway, together with the risk of such vehicles blocking New End [the road] preventing fire vehicle access to the school site.

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3. The proposed strategy for locating a site compound in Boades Mews and the expectation of construction vehicles reversing down New End goes completely against advice from the Health and Safety Executive (ref HSE publication 'Protecting the public', Section 4 Delivery and other site vehicles) which states the following points (under 'Precautions'):

- think about the proximity of schools
- segregate pedestrians and vehicles wherever possible
- divert site traffic away from pedestrianised areas
- minimise reversing
- if you have to load or unload vehicles across a pavement, make sure there is safe access for pedestrians.

4. The developer proposes to build up to the site boundary with the consequential risk of needing to erect a site hoarding within Streatley Place, reducing the already narrow 2m wide steps. This would be highly disruptive to the large numbers of people using Streatley Place, particularly parents with small children and with buggies and prams, for whom the steps are already a challenge. The developer should be obliged to ensure that the current width of Streatley Place is maintained, particularly adjacent to the site, and that the handrails to the steps are not removed.

5. The developer should be obliged to ensure that there is no closure of Streatley Place.

6. Restrictions on use of Streatley Place during the day in school term time. During the hours of school drop-off and pick-up the developer should be obliged to ensure that Streatley Place is free of all construction workers and any movement of materials, and that there are no construction vehicle movements in the vicinity of any site compound.

7. Restrictions on use of Streatley Place during the day in school term time. Streatley Place is frequently used during the day by children, for example going on visits, going to sports activities, going to the school garden, walking between the nursery and primary school buildings etc. Children arrive at the school early, for breakfast club, and children leave the school late having taken part in after-school activities. This unavoidably requires the whole of Streatley Place to be a safe environment for young children throughout the whole day during term time.

8. Movement of materials. The developer should be obliged to ensure that a robust strategy for safely moving materials along Streatley Place is developed, agreed and instigated.

9. Cleaning strategy. The developer should be obliged to ensure that a robust cleaning strategy for Streatley Place is developed, agreed and instigated. Streatley Place slopes down steeply from the site, and the risks from mud, and potential damage from water used in cleaning Streatley Place, need to be successfully managed by the developer.

10. Protection of Streatley Place. Adequate measures should be put in place to ensure the protection of paving and walls etc along Streatley Place.

Yours sincerely

Selina Skipwith  
Local resident and Governor New End Primary School

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0183/P	Paul Beatson	37 Willow Rd	20/02/2017 11:43:11	OBJ	Dear Mr Tulloch

I am writing to object to the proposed new development on Streatley Place.

Streatley Place is a narrow pedestrian passageway. It runs for nearly 200m and it provides an essential thoroughfare for residents and the local community. It is the only means of access to several homes and to New End Primary School and Nursery, which is attended by 450 children daily aged between 4 and 11. The constraints of the site and the nature of Streatley Place are immensely challenging, the site being remote from any road, and directly adjacent to a steep set of 2m wide steps.

Against a backdrop of calls for the application to be rejected, in 2015 planning approval was granted for the construction of a house for holiday rental on an undeveloped site mid-way along Streatley Place. No-one has yet demonstrated how a building there can be constructed safely and without causing significant disruption to the local community. The significant increase in area being sought by this new planning application only adds to the impact on the local neighbourhood, particularly through the construction stage.

I object to the application for the following reasons:

- Overdevelopment of the site and a significant increase in area. The block of flats proposed in this application occupies virtually the entire footprint of the site, and represents a significant increase on what has already been consented.
- Loss of protected trees adjacent to the site. The increased building area proposed in this application means that the new building will be constructed significantly within the canopy zones and root protection zones of at least two protected trees on neighbouring land, which will result in the loss of these trees.
- Bins. The proposed block of flats builds right up to Streatley Place and leaves no outside space for bins. This risks bins for collection being placed out in Streatley Place, taking up a significant part of the narrow 2m wide path at the top of the steps.

The Construction Management Plan proposed for the site should be overhauled, and proper consideration taken of the following.

1. Safeguarding of children: the safety of children in and around New End School needs to be considered the fundamental priority in establishing a suitable method of working for construction on the site. The only reliably safe method of working begins with establishing and maintaining at all times clear segregation between the construction work and the live school environment.
2. A strategy for locating a site compound in Boades Mews, and the expectation that all construction vehicles will use New End [the road] as a means of access is wholly inconsistent with safeguarding children and establishing safe segregation. It would amalgamate into one constrained location a construction compound, a construction vehicle turning area, a pedestrian area and the entrance to a nursery and primary school. This is extremely high risk. The risk is exacerbated by all construction vehicles having to reverse down a steep hill directly towards the pedestrian school gateway, together with the risk of such vehicles blocking New End [the road] preventing fire vehicle access to the school site.

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3. The proposed strategy for locating a site compound in Boades Mews and the expectation of construction vehicles reversing down New End goes completely against advice from the Health and Safety Executive (ref HSE publication 'Protecting the public', Section 4 Delivery and other site vehicles) which states the following points (under 'Precautions'):

- think about the proximity of schools
- segregate pedestrians and vehicles wherever possible
- divert site traffic away from pedestrianised areas
- minimise reversing
- if you have to load or unload vehicles across a pavement, make sure there is safe access for pedestrians.

4. The developer proposes to build up to the site boundary with the consequential risk of needing to erect a site hoarding within Streatley Place, reducing the already narrow 2m wide steps. This would be highly disruptive to the large numbers of people using Streatley Place, particularly parents with small children and with buggies and prams, for whom the steps are already a challenge. The developer should be obliged to ensure that the current width of Streatley Place is maintained, particularly adjacent to the site, and that the handrails to the steps are not removed.

5. The developer should be obliged to ensure that there is no closure of Streatley Place.

6. Restrictions on use of Streatley Place during the day in school term time. During the hours of school drop-off and pick-up the developer should be obliged to ensure that Streatley Place is free of all construction workers and any movement of materials, and that there are no construction vehicle movements in the vicinity of any site compound.

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10. Protection of Streatley Place. Adequate measures should be put in place to ensure the protection of paving and walls etc along Streatley Place.

Yours sincerely

Paul Beatson  
Local resident

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0183/P	Kimberley Turner	48 Parliament Hill Hampstead London NW32TL	19/02/2017 11:48:04	OBJ	The safety of children arriving and leaving New End primary school would be severely impacted by this development. There is no room for building materials and waste to be delivered to the site or removed along Streatley Place without danger to children not to mention the damage that could be caused to the listed area of Streatley Place. The proposed development is too much for such a small site in a cramped/locked location so close to a primary school. I have grave concerns for the welfare of my child who attends New End form construction noise and dust during the build of such a proposed plan while he is playing outside in the school grounds. I am opposed to this development

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