

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6891/P	Adam Driscoll	15 Oval Road Oval Road London NW1 7EA	20/03/2017 13:39:17	INT	I have not received any notification through the post (or by any other direct communication method) regarding the Centric Close development. This is surprising given that my property is only 20 metres from the proposed site. Is there a requirement to notify property owners who are adjacent or in close proximity to the site?
2016/6891/P	Adam Driscoll	15 Oval Road Oval Road London NW1 7EA	20/03/2017 13:39:21	INT	

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2016/6891/P	Adam Driscoll	15 Oval Road Oval Road London NW1 7EA	20/03/2017 13:32:57	OBJ	<p>Response to the Centric Close Scheme – 21 March 2017</p> <p>I am owner of and resident at 15 Oval Road. I co-own the Freehold of the building (which comprises 15, 15a, 15b and 15c Oval Road) with 2 other people.</p> <p>I have a number of comments to make about the proposed development at Centric Close:</p> <ol style="list-style-type: none"> 1. The massing of the proposed development will have an adverse effect on the locality and will directly affect a number of properties. The southernmost elevation is noted as being 4 storeys high. This is substantially higher than the existing warehouse unit on that part of the site. This 4 storey building looks to be at planned to be constructed to around the same height as the properties on Oval Road. However, the construction is on a different building line and is set directly behind some of the Oval Road properties meaning that the existing Oval Road properties including numbers 13, 15, 17, 19, 21, 23, 25 etc will be severely impacted by being overlooked. Using the height of Oval Road properties as a benchmark on this part of the site for a new building does not seem to have taken into account that the new building is set behind the existing properties and not in line with them. <p>The current design for the Southern Elevation suggests that multiple windows of new flats in the Centric Close development will now look directly into the garden of 15 Oval Road as well as the property's living areas and bedrooms. No consideration seems to have been given to the privacy of the current occupants of a number of properties on Oval Road (including number 15) and the developers are proposing an unacceptable massing on the site with no consideration to existing buildings in the area.</p> <ol style="list-style-type: none"> 2. There has been a distinct lack of consultation with local owners. I would like to have evidence of when the planning notices were placed on street furniture in Oval Road. I have only been aware of these notices for about the last 10 days (so from March 11th – could you let me know the legal position around such notifications and whether they have been complied with. In addition, the visual appraisals of the surrounding areas contained in the planning application cover the views of the development from Gloucester Crescent and from the Primrose Hill side of the railway yet there is no evidence of any planning notifications in these areas. How are local residents supposed to comment on the visual impact to their own homes and streets if the planning that affects them is not made apparent to them? Could you advise on the requirements to advertise the planning in these locations please. 3. This application for 75 new flats will radically alter the make up of the neighbourhood and will bring many new householders to Oval Road. There is currently little adequate parking provision for existing residents. Although the planning states that the new occupants will not be eligible for parking permits there is still a question of parking for visitors to these homes that cannot be accommodated. I am a governor of a local primary school. I already know directly of the pressure on places and the limited catchment areas that exist. What provision is being made for additional local amenities to cater for the additional population. 4. The construction of this extensive site will have a deleterious impact upon the surrounding area.

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Nuisance will include (but not be limited to) noise, dust/air quality, traffic impacts etc. Oval Road is already prone to cars being driven too fast (traffic calming measures are not in place). Having years of construction vehicles on the road will have a negative impact upon the community and could be dangerous for local residents and children.

5. The impact of access to light on a number of existing properties on the northern end of Oval Road that are close to the development seem to have been disregarded.

6. Whilst there are detailed visual appraisals from some surrounding roads, none of the visual appraisal work seems to have been done from (or in respect of) the properties on Oval Road that are most directly affected by the development. For example, there are no visual appraisals from the rear of the properties at 15, 17, 19, 21 and 23 Oval Road. The documents look at the impact from the pavement at 1 Oval Road for example. This is irrelevant if the direct impact of a building scheme that sits on a building line directly behind the line established for the rest of the road has been disregarded or deliberately omitted – especially in relation to those properties with direct views of the development.

Adam Driscoll
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