

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1514/P	Dorian Holloway for Open University	Estates The Open University Walton Hall Milton Keynes MK7 6AA	12/04/2017 15:38:07	OBJ	<p>PLANNING APPLICATION 2017/1514/P 1-11 HAWLEY CRESCENT LONDON NW1 8NP</p> <p>The comments and objections of the Open University fall into the following categories:-</p> <ol style="list-style-type: none"> 1) The impact of the proposed scheme once complete 2) The impact of the proposed scheme during construction 3) Legal constraints <p>Impact of the proposed scheme upon completion</p> <p>We are of the view that the proposed scheme is too great a scale of development in terms of building mass and constitutes effectively an over development of the property.</p> <p>The scheme would over shadow the small garden at the rear of the property used by Open University staff and students and lead to overlooking, shadow and much reduced light and general amenity.</p> <p>Impact of the proposed scheme during construction</p> <p>The offices at ground, first, second floors and eight of the ten car parking spaces are fully occupied by the Open University and will continue to be so during the entire construction period. No adequate proposals are shown for the delivery of materials, construction traffic, contractor welfare facilities, site offices or holding area for vehicles and therefore none can be provided within the confines of the site. How the applicant proposes to address this is not mentioned.</p> <p>The scheme would generate considerable disruption via the demolition and virtual rebuilding of the third and fourth floors of the existing building. This would result in a loss of amenity during the construction period as the building would require complete sheeting and would be subject to considerable noise, vibration, dust and general disturbance all of which would make the Open University's continued occupation intolerable.</p> <p>Legal Constraints</p> <p>We don't believe the applicant can deliver this scheme particularly as it is offered as a means of off-site residential contribution in respect of planning application 2017/1515/P at 28 Camden Wharf, Jamestown Road, London NW1 7BY.</p> <p>The area of basement shown for the residential waste storage and one of the disabled spaces is demised to the Open University and therefore not available for the scheme.</p> <p>The new residential core shown as residential 'core B' including the new lift B is constructed almost entirely within space demised to the Open University and therefore not available.</p> <p>The area shown as 'waste collection' space on the ground floor is constructed entirely within the space demised to the Open University. The new service duct associated with lift A is constructed within space demised to the Open University. The area shown as the green roof and terrace on the ground floor plan is again demised to the Open University. Finally, the service ducts shown at first and second floor levels for the new residential lifts termed core A and core B are both within the OU demised area. None of the demised areas are therefore available to the applicant for the construction of the works and therefore the scheme is not actually deliverable.</p>