

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2353/P	Steve Prowse	Flat 3 1 Estelle Road NW3 2JX	12/06/2017 22:27:20	OBJ	<p>I have a .doc that I would like to submit that would be easier to read.</p> <p>Here unformatted text: Hodes Row Planning application comments Planning Application - 2017/2353/P Site AddressHodes Row Land Adjacent to Estelle Road London NW3 2JX Proposal Details of windows and doors, waste storage and construction method statement required by condition 3, 4 and 6 of planning permission 2008/0582/P decided on appeal 11/05/2009 (for the erection of a 3-storey dwelling house (Class C3) over existing access to Hodes Row).</p> <p>Comments from Stephen Prowse, One Estelle Road, Flat 3. Chairman of One Estelle Road Mgt Company. Leaseholder & occupier of Flat 3.</p> <p>*Note: At no point has any planning application notice been on display on Estelle Road. I formally request such notice is provided and that the cut-off date for comments is extended accordingly.</p> <p>Application Form Section 7. Are you seeking to discharge only part of a condition – has been answered 'No; This application only address 3 conditions.</p> <p>The following checks are listed on the planning application web site, but the checks have not been completed:</p> <p>Checks</p> <ul style="list-style-type: none"> • Permitted Development? • Site Notice Required? • Encroachment? • Press Advert Required? • Time Extension? • Readvertise? • Constraints? <p>Here are the details of the original planning application: Planning Application - 2008/0582/P Site AddressHodes Row Land adjacent to 1 Estelle Road London NW3 2JX</p> <p>Appeal Ref: APP/X5210/A/08/2090295 Decision 11/5/2009 Application Progress Summary</p> <ul style="list-style-type: none"> • Application Registered19-02-2008 • Comments Until12-03-2008 • Date of Committee06-06-2008 • DecisionRefused 19-05-2008 • Appeal Lodged24-11-2008 • Appeal DecisionAllowed 11-05-2009 <ul style="list-style-type: none"> • plans numbered 182/OS01, • 182/E00 Rev C, 182/E01, P00 Rev D, 182/PL01 Rev J, 182/PO2 Rev G, • 182/PO3 Rev E, 182/PO4 Rev N, 182/PO5 Rev B, 182/P12 Rev B, 182/P13 Rev

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					<ul style="list-style-type: none"> • C, 182/P14 Rev F, 182/P16 Rev A, 182/P17 and 182/PO30 • subject to the conditions listed in the schedule to this decision. <p>Schedule of Conditions</p> <p>1) The development hereby permitted shall begin not later than three years from the date of this decision. *Note Hodes previously claims to have started construction 9/5/12 (This is contested). This new application falsely and misleadingly states 1/11/2011 (section 5 of the application).</p> <p>2) Sample panels of all facing materials shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced. The development shall be carried out in accordance with the approval given. The sample panels shall be retained on site until the work has been completed. This condition has yet to be discharged.</p> <p>3) Typical details of all doors, windows, window openings (including surrounds) and decorative features including mullion, door case and decorative eaves detail, shall be provided in elevation and section at a minimum of 1:10 scale before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. Note: the drawings do not state the materials or mechanism. Mansfield Road Conservation area has regulations stating that wooden sash should be used.</p> <p>4) Before the development commences, details of the location, design and method of waste storage including recycled materials shall be submitted to and approved in writing by the local planning authority. The approved storage facilities shall thereafter be provided prior to first occupation of the dwelling and permanently maintained and retained thereafter. Addressed below.</p> <p>5) The windows in the rear elevation of the development hereby permitted shall be, up to the height of 1.8m above floor level, glazed with obscure glazing and shall be non-opening or top vent opening only and be permanently so retained. Note: This has not been address by the planning application. I hereby formally request to Camden planning dept that they inspect the site on a regular basis once works commence and enforce this planning condition.</p> <p>6) No development shall take place until a Construction Method Statement has been submitted and approved in writing by the local planning authority to provide for: the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate wheel washing facilities; measures to control the emission of dust and dirt during construction; access arrangements to Hodes Row; and a scheme for recycling waste resulting from demolition and construction works. No materials shall be burnt on site. The approved Construction Method Statement shall be adhered to throughout the development process. Comments below.</p> <p>7) No demolition or construction works shall take on the site before 08.00 hours on Mondays to Saturdays nor after 17.00 hours on Mondays to Fridays and after 13.00 hours on Saturdays, nor at any time on Sundays or Public Holidays. Note: Section 6 of the CMS states "8.00am to 6pm on Monday to Friday". This is in contravention on the planning approval condition to stop by 17:00.</p>

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					<p>8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission shall be constructed on the dwelling hereby permitted. Camden Planning Dept should take note of this.</p> <p>9) Notwithstanding the provisions of Classes A, B, C and F of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order with or without modification), and the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or buildings shall be constructed within the site other than those expressly authorised by this permission. Camden Planning Dept should take note of this.</p> <p>Application number: 2017/2353/P (this new application): Details of windows and doors, waste storage and construction method statement required by condition 3, 4 and 6 of planning permission 2008/0582/P decided on appeal 11/05/2009 (for the erection of a 3-storey dwelling house (Class C3) over existing access to Hodes Row). *Note. Condition 2 has yet to be met. With regard to the application conditions 3. Typical details of: doors, windows, window openings (including surrounds) decorative features including mullion, door case decorative eaves detail This has not been provided.</p> <p>4. Waste storage The submission covers the new build but fails entirely to address the waste storage for Hodes Row as a whole. The drawings show the new bin arrangement at the same location as the existing 7 bins. No mention is made of where the existing residents are going to store their waste.</p> <p>The submission shows just a box for recycling. Currently Camden Mansfield Conservation Area practice is to use green wheelie bins. This is especially important for this gated property as they will have to leave bins by the road side on collection days. Foxes are a real issue in the area. Submission should be rejected on this basis. Currently Camden Mansfield Conservation Area practice is to only collect general rubbish once every 2 weeks. The submission does not take this into account. Submission should be rejected on this basis. Access chamber will need to be maintained for access, inspection and maintenance. History of flooding in 1 Estelle Road basement due to blockage here. This is visible in the photo above – see right hand green bin placement.</p> <p>6. Construction Method Statement</p>

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					<p>According to the planning approval conditions the CMS should cover.</p> <ul style="list-style-type: none"> - the parking of vehicles of site operatives and visitors; This has not been addressed by the CMS. This is vital to address as there is no room on site and access for residents must be maintained. Submission should be rejected on this basis. - loading and unloading of plant and materials; CMS should be explicit that plant and materials should not be left on Estelle Road at any time. - storage of plant and materials used in constructing the development; Section 2 states "Storage for bulk materials is available at the rear of Hodes Row". This is not true. That space is private parking and access. - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate wheel washing facilities; The security of 1 Estelle Road (with windows facing the new build) has not been taken into account. Section 11 states "A secure hoarding will generally be required to the site boundary with a lockable access" but the applicant answer is "Not applicable". - measures to control the emission of dust and dirt during construction; access arrangements to Hodes Row - a scheme for recycling waste resulting from demolition and construction works. No recycling scheme or arrangements are specified. <p>Method statement should cover the security of the scaffolding i.e. so thieves can't climb it. The original construction method statement states "g. shore as necessary", without any detail of how our building is to be supported during the laying of the foundations. The CMS should be very clear on protecting 1 Estelle Road whilst foundations are being dug.</p> <p>Method statement should explain how access to existing Hodes Row Properties and rear of Mansfield road shops is to be kept open for emergency services, specifically in the event of a fire.</p> <p>Section 3 states "The other properties in Mansfield Rd have either hardstanding or garages adjoining Hodes Row and only require occasional vehicular access". This is not true. The Chinese takeaway park there on a daily basis. The Beautician parks Tues-Sat 10-6pm. Motorbike needs occasional access. Residents of Hodes row do not have the right to park or Estelle Road or obtain parking permits.</p> <p>Additional comments:</p> <p>The original and addendum awards (flat 3) do not include any existing or proposed elevation drawings.</p> <p>The submitted drawings do not provide enough detail on how the floors are supported without touching or putting load on the One Estelle Road wall.</p> <p>Details on flashing / weathering details between the buildings at high / roof level have not been provided.</p> <p>The addendum party wall award has conditions; to trial holes being carried out, design calculations provided. Structural engineer to verify and confirm the underground structural design is satisfactory. Also, that the schedule of condition of One Estelle Road should be updated prior to works starting.</p> <p>The Health & Safety plan needs to be signed by the Main Contractor. It calls for Method Statements to be produced by the Main Contractor; Lifting Operations, Manual handling,</p>

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2017/2353/P	Dagmar Davidson	flat 3 ,1 Estelle rd	10/06/2017 10:10:44	COMMNT	<p>Brickwork, Electrical etc. The original application approval states "The Section 106 Undertaking is intended to ensure that the proposal does not lead to added pressure for on street parking." Camden Council Parking services should be informed not to issue to parking permits to this new address.</p> <hr/> <p>I am still concerned about the fact that light will be blocked through my kitchen window, flat4 1 estelle rd. Also the design of this is not at all suited to the rest of the street or indeed area, how has this been passed?</p> <hr/>

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2017/2353/P	Marya McInnes	Flat 2 1 Estelle Road NSW 2JX	13/06/2017 13:58:05	COMMNT	<p>No details are provided to show proposed external finishes, which will need to be in keeping with the facades of the other houses in Estelle Road and the Mansfield Road conservation area.</p> <p>Insufficient details of windows have been provided. Planning Permission requires all windows at rear to be opaque and non opening.</p> <p>The plan of the ground floor entrance now shows new toilet at rear beside bedroom wall of Flat 2, 1 Estelle Rd. No toilet exhaust or opening window should be permitted beside the Flat 2 bedroom window.</p> <p>The new waste storage is in the area already used for bins by the 3 current Hodes Row houses.</p> <p>There is already insufficient room for the black and green bins on the footpath of Estelle Road, and black rubbish bags are often dumped on the footpath beside the Hodes Row entrance beside 1 Estelle Road, by some occupants of the flats and shops backing onto Hodes Row.</p> <p>More bins in front of 1 Estelle Road will prevent safe use of the footpath.</p> <p>Does the developer intend to replace the current wooden fences on the boundary with 1 Estelle Road, in the location of the proposed new waste storage? No such plans have been communicated to owners of 1 Estelle Road.</p> <p>There is no room for construction materials to be stored at the rear of Hodes Row. This area is already used for potted plants by current Hodes Row residents.</p> <p>Building materials should not be permitted to be stored against the side of the house at 1 Estelle Road, as could cause damage to brickwork and block window of Flat 2, and would interfere with the easement for 1 Estelle Road over Hodes Row for scaffolding and repairs to the external brick wall.</p> <p>There is no room for construction vehicles to park on Estelle Road, and too narrow turning for them to get in and out of Hodes Row when resident permit holders cars are parked in Estelle Road.</p> <p>Will the Council ensure that the relevant S106 parking restrictions complied with?</p> <p>Permitted hours of work should not be extended. If an extra hour is needed each night, that is 5 hours per week. This should only be agreed if there is NO work on Saturdays (ie the permitted Saturday 5 hours of 8:00-13:00 that would otherwise be permitted).</p>