

MACDONALD Planning Consultancy

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Planning and Public Protection
Culture and Environment
Camden Council
6th Floor, Town Hall Extension
Argyle Street
Camden
London
WC1H 8EQ

6th September 2017

Ref: NM / 00001 / Camd 1

Dear Sirs,

**Partial Objection By Cognita Schools Ltd, Owners of North Bridge House Senior School, 65
Rosslyn Hill, Hampstead NW3 5UD
Regarding: Application 2017/4327/P
For: Creation of basement level including front and rear lightwell and landscaping to front and
rear gardens
Location: 4 Vane Close, London NW3 5UW**

On behalf of Cognita Schools Ltd, the owners of North Bridge House Senior School, which is a neighbouring use located at 65 Rosslyn Hill, we would like to advise we have absolutely no objection to our neighbor at No. 4 Vane Close extending their property.

However, having reviewed the construction and management plan for the proposal it is clear the applicant wishes to place a skip and undertake other construction works within the highway leading to the school.

Our client has reviewed the legal position with the road and advises:

Owner of 4 Vane Close (Jimeet Patel) has the following rights over Vane Close contained within a transfer dated 27 January 2003:-

1. To pass with or without vehicles over Vane Close
2. To use, on foot, the pedestrian ways of Vane Close
3. The right in common to use the grassed and planted areas for recreational purposes, subject to the Regulations

Regulations include:-

1. Not to permit in or upon the Property or any part thereof any act which may become a nuisance or may grow or lead to damage or disturbance of the transferor or their tenants or the occupiers of other premises on the estate.
2. Not to erect any advertisement placard signboard or notice of any description on the Property

The construction proposals and in particular the skip, there is a concern for both student welfare and access to the school along Vane Close should this element of the proposal be allowed and it would pose an unacceptable impact and threat. The construction management proposals and timings should be reviewed and considered afresh to see how to ameliorate this.

Our opinion is that the applicant and the planning authority should take into account and seek to resolve this matter to allow this objection to be lifted.

Kind regards

Yours faithfully

Neil Macdonald

Gentet, Matthias

From: Neil Macdonald <neilbarriemacdonald@gmail.com>
Sent: 06 September 2017 07:54
To: Planning
Subject: Re: Comments on 2017/4327/P have been received by the council.
Attachments: 170906 North Bridge House 4 Vane Close Objection Letter.pdf

Dear Sirs,

Thank you for acknowledgement of the representation below.

Due to formatting issues I thought it easier to supply the letter in pdf letter form for the case officer as well to review.

Kind regards

Neil
Neil Macdonald
MAC DONALD Planning Consultancy
6 Sandmartin Grove
Lenzie
Glasgow
G66 3WF

Tel: 07500 848347

From: <planning@camden.gov.uk>
Date: Wednesday, 6 September 2017 at 07:41
To: Neil Macdonald <neilbarriemacdonald@gmail.com>
Subject: Comments on 2017/4327/P have been received by the council.

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Yours faithfully

Neil Macdonald

Phone 07500 848347

Email neilbarriemacdonald@gmail.com

Preferred Method of Contact is Email

Comment Type is Objection-Email form

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