

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/4327/P	Neil Macdonald of MACDONALD Planning Consultancy	Cognita Schools Ltd Owners of North Bridge House Senior School, 65 Rosslyn Hill Hampstead London NW3 5UD	06/09/2017 07:41:14	OBJEMAI L	<p>Partial Objection By Cognita Schools Ltd, Owners of North Bridge House Senior School, 65 Rosslyn Hill, Hampstead NW3 5UD</p> <p>Regarding: Application 2017/4327/P</p> <p>For: Creation of basement level including front and rear lightwell and relandscaping to front and rear gardens Location: 4 Vane Close, London NW3 5UW</p> <p>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.</p> <p>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.</p> <p>Our client has reviewed the legal position with the road and advises:</p> <p>Owner of 4 Vane Close (Jimeet Patel) has the following rights over Vane Close contained within a transfer dated 27 January 2003:-</p> <ol style="list-style-type: none"> 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 <p>Regulations include:-</p> <ol style="list-style-type: none"> 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 <p>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.</p> <p>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.</p>

Kind regards

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Yours faithfully

Neil Macdonald

2017/4327/P	Broomer/Gatoff	8 Vane Close London NW3 5UN	31/08/2017 09:18:57	OBJ	<p>I write with regard to the above planning application. We live at no 8 Vane Close. I do not believe this application should be granted for the following reasons:</p> <p>These are a row of 1960s terrace build town houses built on a "shared load". 1.We believe the structure of our row of 10 houses would be greatly affected as we "share" foundation throughout the row. If building works begin this shared load puts all of our homes at risk.</p> <p>2.Many of the amenities are shared. This is a small quiet development. We share front lawn with number 4 and the garden is communal. We share water supply all services and electricity.</p> <p>3.The houses are built on a slope with water passing beneath. This project would put all of our homes at great risk.</p> <p>4.We share communal parking facilities at the back of the house. If building on this scale commences this will be greatly affected. As I am disabled I will not be able to park anywhere near my own home.The road running to the back of our house is small and narrow leading only to Northbridge House School.</p> <p>4.The above school will no longer have emergency access...i.e ambulance and fire vehicles will have no way to reach the school. These works are estimated to take up to a year to complete. The children attending this school have no choice but to enter school via this access road climbing over the many trucks and rubble in order to attend school. Emergency vehicles will have no access what so ever.</p> <p>5.These houses are thin walled and not well built. We do not believe they will stand up to this project.</p> <p>6. We believe the constant noise, dirt, vibrations and disruption will greatly affect the lives of the other residents. There are only 10 houses in our terrace row.</p> <p>7. The owner of the property is not currently living in Vane Close. I must say this is not a personal vendetta against Jim Patel. We are simply concerned about the safety of our homes and the lives of our residents. We understand Mr Patel is a property developer with much property in the area. He will not be living here during the works (Mr Patel has assured us he is however I do not believe this to be the case) however we will be living here.</p> <p>8. The volume of basement works being undertaken my property developers like Mr Patel is understandable and it seems inevitable but surely some houses are just not cut out for this type of development.</p>
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