



Attention: Jennifer Walsh

Dear Jennifer,

I write briefly on behalf of SaRRA (Sarre Road Residents Association) which represents a group of residents in Sarre Road with regard to developments on Gondar Gardens Reservoir.

We have been cooperating with GARA in resisting the proposed development for which you have the subject application.

David Yass of GARA has yesterday submitted a very detailed objection to this proposal which we as SaRRA support. You have also received a number of submissions from residents on Sarre Road expressing opposition to the proposal and which contain many substantial reasons for opposition. We trust all of these objections will be taken into account by Camden in making a decision about this application.

There are one or two points which I wish to emphasise on behalf of the residents of Sarre Road who are more heavily impacted than most other surrounding residents.

The proximity of Sarre Road houses backing on to Gondar Gardens opposite the reservoir has not been sufficiently emphasised in the Design and Access statement. It has been asserted that public access to views across the reservoir is not an issue because there are no views available to the public. However this is because the unsightly hoardings which have been maintained by the current applicant preclude views from the street. Prior to these being erected the public was able to have advantage of views across the reservoir and these were appreciated. Of course these views are still available to households on Sarre Road although over the last few years they were spoiled by said hoardings.

In common with earlier applications there appears to have been little or no recognition of the impact of the development on the houses on Sarre Road. Sarre Road is rarely mentioned in the Design and Access Statement. Furthermore whilst the distance from the Frontage to the backs of Sarre Road houses is recorded as 30m which is shorter than any other distance from the edge of the site to adjacent properties (see map under Context and Site Appraisal p20) yet this distance is not shown on this diagram. Furthermore the fact that the land slopes steeply downwards towards the Sarre Road houses is amply verified by the contour lines in Figure 2.04. This means that the proposed frontage will dominate.

A particular concern based on previous planning proposals for the residents of Sarre Road is the amount construction noise to be experienced in our households. The information provided by the developer is inadequate to form view of the likely disruption likely to be caused. The "Construction Management Plan - Part 1" apparently states some noise levels at 5 Noise and Vibration Sensitive Receptors (NVSRS) at p 36 of part 1 on this report and states that locations can be found in Appendix M. Th 5 locations evaluated are around the periphery of the site but significantly not on the western boundary. Much of the construction traffic is bound to be via this border and noise will be experienced particularly in the upper floor rooms of the houses in Sarre Road. We note the noise levels predicted in previous planning applications for this site were highest at the rear facades of houses on Sarre Road. The absence of this information is of serious concern to us.

The amount of information presented by the developer precludes a comprehensive assessment due to the lack of time and resources. We again commend the GARA letter which clearly took several man days to produce. Yet again

this process illustrates the fact that developers have a great advantage over neighbours likely to be affected by their grandiose and inappropriate schemes.

Yours sincerely
Miles Seaman
On behalf of SaRRA