

The Heath and Hampstead Society

The Society has for many years examined all Planning Applications in Hampstead and assesses them for their impact.

Objection and Comments: to ref. no. 2017/5913/P - 4 Keats Grove NW3

Comments on the Construction Management Plan.

This `thin` CMP does not deal with the crucial difficulties in carrying out building work in Keats Grove – a very narrow lane often full of tourists visiting Keats House and many people , including children, going to and from the Library.

1. There is no mention of the placing of skips or material storage. No storage of materials, or skips can be allowed to take place in the road – so where?
2. There is no mention of providing a person on the road to prevent injury to passers-by.
3. Under no circumstances should the road be blocked – even temporarily.
4. When lorries are delivering or collecting - pedestrians and cars will have to pass safely on the north side of the road on a narrow pavement – it is difficult to see how this can be safely achieved.
5. It should not be beyond the ability of the Contractor to limit the deliveries and collections to specific limited period during the day – agreed with neighbours, the Library and Keats House.
6. And why not, in this narrow road, limit the size of vehicles going to the site – this has been done in Westminster.
7. There is no mention of limiting pollution – builders lorries frequently leave lorries running when stationary – raising pollutants in this enclosed area – frequently full of children.

Finally, if and when approval is given, a condition should be attached to any approval ensuring that a Construction Management Group, which includes neighbours, must be formed to monitor the CMP and any changes that might be made either to improve the progress of the building work or as suggested by the Contractor during the construction period.

Due to the very unsatisfactory CMP this application should be refused.