

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/3692/P	KAREN NOACK & RICHARD HUBBARD	18/09/2018 13:14:28	OBJ	<p>We are residents of Sarre Road, with our back gate and garage on Gondar Gardens, and would like to make the following objections to this proposal.</p> <p>ENERGY EFFICIENCY AND SUSTAINABILITY – Updated policies now require any residential development must be “zero carbon”. This should be strictly enforced and the huge bulk (especially facing Sarre Road houses), scale, design and layout of this revised reservoir development, clearly will not meet this, even with modest changes proposed. The updated requirements on energy efficiency and sustainability are very unlikely to be met and we do not believe the current overbearing design can meet planning requirements.</p> <p>AFFORDABLE HOUSING – The development fails to meet the current affordable housing requirement of the Council. Will this development actually be viable even if these requirements are met?</p> <p>PARKING/CAR-FREE DEVELOPMENT. The previous scheme approved (on which this is based) included 19 vehicle parking spaces in the basement, but Council has indicated it will limit any on-site parking (due to recent Local Plan policy changes) to disabled and operational/servicing parking only.</p> <p>We understand the need to remove on-site residents parking from new developments throughout the Borough, but the following traffic and parking issues regarding Gondar Gardens remain:</p> <ul style="list-style-type: none"> - We seek guarantees from Council that no current on-street parking is designated to the reservoir site, and that there are no CA-P residents’ parking permits issued for any new/revised reservoir development. - Nevertheless, the sheer size of the development still raises significant concerns about congestion i.e. the number of vehicles, delivery and visitors’ vehicles which would park on Gondar Gardens and surrounding streets outside of parking restriction hours weekdays, and throughout weekends. - Gondar Gardens is a narrow street which delivery trucks/garbage and recycling vehicles etc already have regular difficulty in negotiating, especially when cars are parked on both sides of the road. As such, we'd be interested to know what plans there are to lessen such impact from any revised development. - In addition, any traffic to and from the site for demolition/construction has vastly underestimated the impact on local residents and traffic conditions. There is no on-site parking, or available on-street parking that is not already allocated to residents parking, so where will the construction traffic go? <p>OPEN SPACE – The best way to meet the Council’s overall planning obligations is to retain the reservoir as an Open Space area, retaining open views from the street frontage and across the site. Open Space areas are already in rapid decline in north London and facilities and services have not kept pace with unremitting development.</p> <p>We support our fellow Sarre Road residents’ group in opposing this revised proposal.</p> <p>Karen Noack and Richard Hubbard Flat 1, 48 Sarre Road, London NW2 3SL</p>

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2018/3692/P	Renee Knight	18/09/2018 12:41:24	COMMNT	<p>I would hope that Camden will abide by its own policies so that the site will remain, as far as is possible, undisturbed ie with open views into and across the site from the street and from neighbouring properties.</p> <p>I do understand that some loss of Open Space, and some disruption to the Site of Nature Conservation Importance, and the height, bulk and design of this 'frontage' scheme have all been accepted by previous planning inspectors but I would hope for changes to the floor-to-ceiling glass in the street-facing enclosed 'balconies'.</p> <p>In the event of the scheme being approved, I'd expect all of the Conditions and the Section 106 agreement (commitments made by the developer) to be at least as strong as for the currently approved 'frontage' scheme. In particular, these should provide:</p> <ul style="list-style-type: none"> o Gifting of the undeveloped 93% of the site to a wildlife organisation, in perpetuity and with appropriate conditions on its use o An Ecological Management Plan for the site that is developed with and encourages the involvement of local residents o A Construction Management Plan that meets the reasonable wishes of local residents o Local financial contributions to be spent locally and in accordance with the reasonable wishes of local residents, such as for improving the footpath between Gondar Gardens and Sarre Road.
2018/3692/P	Richard Burdett	19/09/2018 00:13:24	NOOBJEMP ER	I have no objection to this Application provided that the gifting of 93% of the site to an appropriate wildlife organisation is adhered to in full. In this and all other points I am fully aligned with GARA's position.