

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/6344/P	Barry Moody	13/02/2020 16:18:09	OBJ	Representations dated 13 February 2020 Planning application 2019/6344/P re 38 Meadowbank NW3 3AY

It seems to me that the proposed development is objectionable because:

1. It represents overdevelopment of a relatively small site with limited access, bearing in mind the dormer roof extension recently carried out.
2. The proposed building out of the entrance will disturb the symmetrical appearance of the row of terraced houses comprising numbers 33-38.
3. The proposed development is not deliverable on the basis proposed in the supporting documentation, in particular the draft Construction Management Plan.

To expand on the third point:

- Meadowbank is a private highway, quite unable to support heavy construction traffic.
- There is no room for the construction traffic to park or turn.
- The applicants rely on their ability to suspend the use of parking spaces during the construction phase. These are not parking spaces on the public highway, but on private land. They will have to attempt to negotiate such rights with the landowners and residents entitled to those rights.
- The same applies to the use of the roadways and common areas for the placing of skips and the manoeuvring of construction traffic.
- Construction activity will interfere with vehicle and pedestrian access throughout this part of Meadowbank (numbers 39-50), and in particular pedestrian access to the stairs between numbers 39 and 38, which is widely used by all such residents, as well as with the less frequently used footway which passes behind the development site to and from Meadowbank and Ainger Road.
- The applicants rely on their ability to use their garage under number 39 for construction purposes, including (presumably, as this is not readily apparent) the temporary removal of the end wall of that garage. They will have to attempt to negotiate such rights with the landlord of the garage.
- Given that these matters are crucial to the ability of the applicants to carry out the proposed development at all, it is surprising that the applicants have not attempted to demonstrate as part of their application how they will be able to achieve the necessary outcomes.
- The statement in paragraph 14 of the draft Construction Management Plan that consultations on any of these matters will have taken place 'prior to the submission of the planning application' is incorrect. To my knowledge there have been no such consultations to date, and this gives rise to the concern that the potential issues have either been underestimated or ignored in the push for planning permission.
- I would ask that a decision on the application is deferred until such time as the applicants can satisfy the planning authority that the necessary negotiations with third parties are in hand, and stand a reasonable chance of success.
- If this is not possible, I would ask that such matters are secured by planning conditions and/or planning agreements so that it is clear that the development cannot commence ahead of their resolution.

In addition to the above, I would also ask the planning authority to give full weight to all and any objections received from the adjoining owners, particularly numbers 37 and 39. I have first hand experience of the construction phase of a basement in a property adjoining my own. It is not an experience I would wish on anyone.

Barry Moody

Application No:	Consultees Name:	Received:	Comment:	Response:
				44 Meadowbank, London NW3 3AY 13 February 2020

---

**Total: 4**