



**REAR OF 29-33 ARKWRIGHT ROAD, NW3 6BJ**

**PLANNING REFERENCE : 2019/1697/P**

**RESPONSES TO FEEDBACK TEMPLATE RECEIVED FROM CAMDEN PLANNING  
OBLIGATIONS 4/06/2020**

**Q11**

Prior to the submission of the planning application in November 2018 letters of consultation were sent out to local residents describing the development proposals and offering a copy of the Draft CMP. Seven requests were received for copies of the CMP. No comments on the CMP were subsequently received.

From April to October 2019 numerous comments were lodged in response to the submission of the planning application, including some relating to construction operations that might be more relevant to the CMP, but generally referring to the noise and disruption of building work. One comments on the proposal to use a conveyor to remove spoil from the site, running along the side of no.29 to exit via Arkwright Road. This proposal has been removed from the current version of the CMP.

Comments received following submission of the CMP for the Garages site in January 2020 are relevant; notably clarification of traffic control measures, site access to be generally via the lane rather than Arkwright Road and to consider a reduction in working hours to ease noise and disruption. These points have been addressed in the current version of the Gardens CMP.

**Q12**

The private lane off Frognal provides access to two related sites – the Gardens site has approval for two houses in the rear of 29-33 Arkwright Road and the Garages site replaces two garages with a single house. A CMP has been approved for the Garages house and work has started. However construction is currently suspended whilst agreements are finalised with Network Rail. (A train tunnel runs below the garages and also 25B Frognal). It seems unlikely that works to both sites will be able to proceed simultaneously however there is a possibility that operations may follow sequentially to improve efficiency, avoid the need to set up two separate sites and reduce overall construction time for all three houses. It therefore makes sense to integrate the operational potential (access, storage etc) offered by each site. At this stage we do not envisage primary elements of construction, for example structure, to proceed on both sites at the same time but ideally to move in sequence from Gardens site to Garages site.

This will become clearer when agreements are completed and a firm programme can be formulated for continuation of the Garages work. CMPs for both sites can be updated accordingly.

**Q21**

See Q12 above for further explanation regarding the two sites.

At this stage it is reasonable to take advantage of the facilities offered by both and incorporate the loading area indicated on drawing APX-B1/2 for the construction of the Gardens houses. This limits the effect on the public roads (Frognal & Arkwright Road) and contains operations to the end of the private lane where disruption to immediate neighbours can be minimised.

**Q34**

A Road Sweeper will be hired and used daily to maintain the highway, as well as a jet wash station at the edge of site to wash away any mud left by vehicles when delivering.

**Q42**

The site has been registered on the NRMM Register.