

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1407/P	Mike Pauley	10/12/2020 20:06:47	OBJ	Dear sirs

There appear to be errors and omissions in this application that are fundamental to the viability of the application.

The application notice posted on Hartland Road incorrectly identifies the property of 26 Hartland Road. Part of the adjacent 28 Hartland is included which is quite a basic error. This error is repeated in the acoustic report (figure 3.1.1)

Acoustic Report. Background noise reference uses the busy Chalk Farm Road and Stables Market, not comparable to the residential Hartland Road. Even less appropriate now Hartland Road is a no through road and exceptionally quiet. Consideration should be given to Working From Home, which is predicted to be a new normal and acoustics are particularly important in this regard. Noise transmission is estimated through the party wall which is not acceptable.. drop off and collection and deliveries and increased vehicle noise not assessed. The application states that an outside area for play is planned, but the acoustic report conflicts with this and does not assess it.

Transport Statement. Does not address car parking need for staff or lack of drop off for car arrivals, which it predicts will definitely occur. It is highly unlikely parents will use distant pay and display, instead illegal use of residential bays is likely. The area directly outside 26 Hartland Road now accommodates cars three point turning which is dangerous if nursery age children are congregating.

Multiple conflicting use of hard landscaped area. I believe the area on the corner of Hawley and Hartland is deemed unsafe to use for parking by Camden Council, however the application promotes this as space for car parking and deliveries (regular food and laundry). It is also where the fire door opens out onto and is the sole amenity space for the block housing refuse for the flats above. The application proposes a nappy refuse store (nappies up to a week old) here and states that the area will become an outside play space once the nursery is established. None of these uses are compatible.

I oppose this application.
