From: Stephen Elias [redacted]
Sent: 05 August 2022 10:30
To: Leela Muthoora
Subject: RE: Planning Application - 2021/6074/P - No34 Meadowbank

Dear Leela

Further to my email dated 3rd August, my apologies I sent the draft through to you rather than the agreed final version. Please find below the agreed final version. May I ask you to confirm that these comments will be added to the current objections to these works.

This objection follows consultation with householders in Meadowbank and reflects the serious concerns that have been expressed to the management company

Please note the following concerns with the draft CMP

1. The CMP requires a spoil site on the Meadowbank company land because ", the excavation of the soil will need a holding area which is difficult to start with due to space restrictions but becomes more complex as the project proceeds" (Note 1 below). Meadowbank company will not agree to this use of its land.
2. The CMP also requires the removal of a planter, a tree and the levelling of pavement (all Meadowbank company land) so that a large truck can be parked outside house 32 for the duration of the works "It is possible to locate a 6 wheel truck in the area outside of yours and no. 32's garages. This will obviously need the permission of no.32 and we believe this is going to be required in any case for these works to be carried out. This would require the removal and subsequent reinstatement of the planter and tree and the temporary levelling of the ground" (Note 1 below). House 32 is highly unlikely to give this permission. Meadowbank company will note agree to this use of its land.
3. The proposed flow of spoil from the house will block the path leading to the Meadowbank road and will trap the owner of house 33 behind the conveyor belt proposed to shift the spoil along the path. (see ATTACHMENT 4- Diagram 5)
4. There is no mention about the risk to property of the management company, both to the road it owns and the path to #34, which could suffer significant damage as a result of the works. The same applies to the houses on the access path ie 33,35,36,37 and 38, all of which could suffer structural damage. There would need to substantial financial indemnities put in place before any work could commence.
5. The proposed route for site traffic passes St. Paul's Primary School in Primrose Hill Road and will present a substantial danger to children and pedestrians walking through Meadowbank to and from the school in addition to the normal pedestrian activity on the estate. It will be very difficult for large vehicles to navigate entry and exit from Oppidans Road and Ainger Road without causing significant disruption to the local traffic flows. (CMP answer 18)
6. As St Paul's Primary School is nearby in Primrose Hill Road, I assume the vehicle deliveries will be restricted to between the hours of 9.30am to 3pm on weekdays during term time. It should also be noted that a Farmers' Market is held on Saturdays in the School playground with lots of delivery vans and customers which are likely to cause traffic congestion. (CMP answer 19)
7. It is not the case this is a minor construction project (CMP answer 12)
8. Given the very limited access to the site for the delivery of materials and plant and machinery and the requirement to remove significant amounts of soil and materials during construction, it is not credible the programme will be completed in the overall programme timescale of 11-12 months. The outcome will be the residents of Meadowbank will be deprived the reasonable use of their properties over a very long period. Meadowbank company will not give its consent to the use of its road in the manner envisaged. These concerns are evident from the large volume of objections raised (CMP answer 8)

Note 1
Both references in blue are in
ATTACHMENT 4 - 34 MEADOWBANK- PROJECT ISSUES – PROJECT METHODOLOGY – ACCESS AND EGRESS AND SITE SET UP 1.12

The above are serious objections

- The consents required are highly unlikely to be given (points 1 and 2)
- The access issues are insurmountable (point 3)
- No comment is make about financial indemnity (point 4)
- The disruption, road usage (for which Meadowbank company will not give consent), impact on the local school and neighbours and inevitable significant overrun for what is not a minor project are unreasonable for community to bear (points 5-8)

The draft CMP is flawed from the outset.

Overall the draft CMP contains more points of concern than we anticipated in our original objection and confirms that the scheme is impractical and planning permitted should not be granted.

Regards

Stephen

From: Stephen Elias <stephen@esskay.co.uk>
Sent: 03 August 2022 16:08
To: Leela Muthoora <Leela.Muthoora@camden.gov.uk>
Subject: Planning Application - 2021/6074/P - No34 Meadowbank

Dear Leela

As you know we are the managing agents for the Meadowbank Estate (Park View (Primrose Hill) Management) our client has become aware of the draft CMP on the Planning website. Please note their comments below. May I ask you to confirm that these comments will be added to the current objections to these works.

This objection follows consultation with householders in Meadowbank and reflects the serious concerns that have been expressed to the management company

Please note the following concerns with the draft CMP

1. The CMP requires a spoil site on the Meadowbank company land because ", the excavation of the soil will need a holding area which is difficult to start with due to space restrictions but becomes more complex as the project proceeds" (Note 1 below). Meadowbank company is highly unlikely to agree to this use of its land.
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3. The proposed flow of spoil from the house will block the path leading to the Meadowbank road and will trap the owner of house 33 behind the conveyor belt proposed to shift the spoil along the path. (see ATTACHMENT 4- Diagram 5)
4. There is no mention about the risk to property of the management company, both to the road it owns and the path to #34, which could suffer significant damage as a result of the works. The same applies to the houses on the access path ie 33,35,36,37 and 38, all of which could suffer structural damage. There would need to substantial financial indemnities put in place before any work could commence.
5. The proposed route for site traffic passes St. Paul's Primary School in Primrose Hill Road and will present a substantial danger to children and pedestrians walking through Meadowbank to and from the school in addition to the normal pedestrian activity on the estate. It will be very difficult for large vehicles to navigate entry and exit from Oppidans Road and Ainger Road without causing significant disruption to the local traffic flows. (CMP answer 18)
6. As St Paul's Primary School is nearby in Primrose Hill Road, I assume the vehicle deliveries will be restricted to between the hours of 9.30am to 3pm on weekdays during term time. It should also be noted that a Farmers' Market is held on Saturdays in the School playground with lots of delivery vans and customers which are likely to cause traffic congestion. (CMP answer 19)

7. It is not the case this is a minor construction project (CMP answer 12)
8. Given the very limited access to the site for the delivery of materials and plant and machinery and the requirement to remove significant amounts of soil and materials during construction, it is not credible the programme will be completed in the overall programme timescale of 11-12 months. The outcome will be the residents of Meadowbank will be deprived the reasonable use of their properties over a very long period. Meadowbank company is highly unlikely to give its consent to the use of its road in the manner envisaged. These concerns are evident from the large volume of objections raised (CMP answer 8)

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The draft CMP is flawed from the outset.

Overall the draft CMP contains more points of concern than we anticipated in our original objection and confirms that the scheme is impractical and planning permitted should not be granted.

Regards

Stephen

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