

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3094/P	Susi Taylor	04/09/2022 11:03:27	OBJ	<p>I (and my husband) am one of the home owners at 4-12 Elsworthy Rise, the site of the proposed development. Each House has an equal share ownership of the common parts of 4-12 Elsworthy Rise. Our homes sit INSIDE a common ground, with a central courtyard that each property opens/ fronts to. I am very concerned about application 2022/3094/P as it will significantly affect my home and the courtyard, within which my home is situated.</p> <p>First of all, I wish to state plainly that, despite what was declared in the original CMP, neither the owner of application property, Ruhul Patkar, or any of team, have ever mentioned to me their intentions, let alone consulted me, or our other neighbours, about the use of our courtyard for the proposed development. I have NOT been consulted and I DO NOT consent to the manner in which the CMP states use of our courtyard for the purposes of the proposed development to avoid using or impacting the public highway.</p> <p>Also, I think it would be a great pity, and significantly change the historical character of the site, as well as create an imbalance to the current configuration of the homes, to create a 'super' home on one side of the site.</p> <p>Further, I have the following comments to make:</p> <p>The site shares a gated courtyard area with our properties for access to our homes and has been used as a play area for children as well as providing for vehicle parking and we would like to raise concerns in relation to the impact of the construction of the proposed development on our properties and amenity.</p> <p>The submitted draft Construction Management Plan includes details of a number of proposals to manage the construction of the proposed development but there are elements that are still unclear that could have a detrimental impact on neighbouring amenity, such as:</p> <p>We as neighbours have not been liaised with as the CMP incorrectly states, although it is noted that the applicant has picked up on this and is correcting the CMP. However, this liaison still needs to be undertaken, and is unlikely to result in agreement.</p> <p>The CMP does not take into account the mixed use of the courtyard and the available area is not suitable and is insufficient for a spoil heap, tipper truck collections and manoeuvring and the additional space and storage requirements of the project.</p> <p>The CMP as drafted is unrealistic. It is likely that an application will need to be made to the Council for use of the highway for a spoil heap. No attempt has been made to obtain agreement from the Management Company for use of the courtyard as proposed.</p> <p>There is reference to the installation of hoarding, but it is not clear where this will be located and how tall it will be, to assess whether there is any impact on vehicle movements, including neighbours use.</p> <p>There is reference to access through the locked gates, how will this be managed to maintain security and avoid obstruction. The plan will compromise my home's security, leave my home open to public traffic and vulnerable, and it will affect my house insurance terms. I have NOT been consulted and am NOT agreeable to leaving our gates and walkways unlocked and unsecured for the proposed works.</p>

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There is no plan showing where delivery vehicles or vehicles picking up excavated materials will be located, where materials will be stored or sorted or any recycling details, which causes concern that there is potential for obstruction. The CMP skips this information as not utilising a public highway however, the area is still in use by me, neighbours/members of the public who should be given consideration, plus assurance is needed that there will be no implications to the nearby public highway.

The CMP states that there is no need for swept path analysis due to the size of the vehicles involved however, 32t tippers and skip loaders will attend the site (with reference to reversing in) so assessment is required to ensure no issue is caused to neighbours or the highway, and confirmation on how these movements will be managed.

The noise survey referenced as being undertaken in December 2022 should be required prior to commencement of the development to ensure the resulting noise levels are acceptable. As our houses are separated by a matter of meters only, working from home, as many of us now do, will be unbearable or even impossible. Therefore livelihoods will be impacted.

There is reference within the CMP to piling operations required however, it does not confirm that if it is a piling impact statement would be submitted, which is considered necessary to protect neighbours from potential noise and vibration impacts.

It is suggested that a condition is attached to the planning permission requiring a detailed Construction Management Plan to be submitted for approval, and that is completed in liaison with neighbours (see previous comments are the lack of consultation and agreement). Without this and assessment of the outstanding information it is considered that the proposal will not accord with Camden Local Plan Policy A1 (Managing the Impact of Development) which requires development to reduce where possible the impact on neighbours, in particular looking at the impact of the construction phase as well as noise and vibration.

The Basement Impact Assessment and Ground Investigation Report submitted include assessment of ground movements and concludes that a detailed construction methodology, including appropriate control measures, has been developed by the structural engineer and is presented separately. However, it is not clear if this document is submitted, and we would want assurance that the control measures referenced are appropriate and are complied with at the time of the construction. This is considered necessary to ensure neighbouring properties are protected and compliance with Camden Local Plan Policy A5 (Basements) which states that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to neighbouring properties and the structural, ground, or water conditions of the area.

I hope you will consider my comments and REJECT the application until such time that the proposer has consulted with me and the other owner of 4-12 Elsworthy Rise and obtained the necessary consents and party wall agreements from the Elsworthy Rise Management Ltd Company (freehold).

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2022/3094/P	Scott Taylor	04/09/2022 10:24:39	OBJ	<p>I am commenting behalf of Elsworthy Rise Management Ltd, which owns and controls the courtyard at 4-12 Elsworthy Rise on behalf of the owners and occupiers of the houses at this address.</p> <p>The draft CMP submitted in support of the planning application assumes that considerable use will be made of the courtyard during this lengthy project.</p> <p>This presumed use includes the storage of spoil, the daily visits by 32t grab tipper trucks, materials storage and the additional equipment and paraphernalia associated with any large construction project.</p> <p>No approach has been made to the management company either to consult or to obtain permission to use the courtyard in this manner for the timescales set out and it is unlikely that consent will be given to the extent that it is required.</p> <p>The courtyard is a shared amenity for residents and the CMP envisages loss of this amenity for a protracted period of time. The confined dimensions of the courtyard allow for neither the hoardings proposed, nor the manoeuvring of tipper trucks, delivery vehicles, etc required taking into consideration both the safety of residents and their loss of amenity.</p> <p>This application should be considered in light of the fact that considerable use of the public highway may be required for the duration of the project.</p>

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