

| Application No: | Consultees Name: | Received: | Comment: | Response: |
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| 2022/4791/P | Rees Aronson | 13/01/2023 16:14:15 | SUPPRT | <p>I have lived at 7 Oak Hill Park Mews since 2005 and I am extremely positive about these proposals and support them wholeheartedly. In my view, they are a major enhancement in particular the removal of the currently unattractive elevated western section and its replacement with a much more thoughtful design. I am very grateful to the owners of the property for the submission of this contemporary and elegant design each I firmly believe to be hugely positive for the neighbourhood.</p> |
| 2022/4791/P | Claire Newbrook | 12/01/2023 11:29:02 | OBJ | <p>Dear Sirs</p> <p>We are the managing agents for Dawlin RTM Limited and Dawlin Property Management Limited who are the Management company and Freeholder of Oak Hill Park NW3.</p> <p>My client would like to object to these works based on the following:</p> <p>EEC – Plant Noise impact assessment – The plant room in this document is not located as per the proposed Ground Floor Plan (P-4-10) that has been submitted and therefore the plant room is now nearer to Northwood Lodge, yet no noise impact assessment has been undertaken for this building. Also, the report does not mention about the noise impact from the demolition.</p> <p>Drainage report – there is no drainage plan or report. It is believed that the drainage from the current property is connected to that of my client's land and therefore this is required. Also the additional hard standing areas could have an effect on the water table on my clients land.</p> <p>Gas and Electricity Supply – there is no mention as to whether the current gas supply to the building is sufficient. Please note that if an additional gas or electric supply is required then access to my client's land would be required.</p> <p>Construction /Demolition Management Plan – Item 7: The entrance to Oak Hill Park from Frognaal is a blind bend. There are parking spaces directly to either side of the driveway to 4 Oak Hill Park and the roadway is 4.25 meters with parking on one side. This means that delivery vehicles will damage the roadway and bank opposite the driveway. There is no parking/ or waiting on Oak Hill Park for any contractors, visitors, or residents of 4 Oak Hill. No consideration to these points has been raised.</p> <p>Item 18 – the access to and from the site is a 90 degree turn on a single lane, as a result it would cause obstructions and congestion based on this route</p> <p>Item 19 – Vehicles cannot wait on Oak Hill Park or arrive before 8am as this will cause disturbance to residents at Falcon Lodge, Martlett Lodge and Northwood Lodge. Due to the number of vehicles that are proposed daily a Banksman should be on site for all deliveries due to the width of the roadway of Oak Hill Park and that of 4 Oak Hill Park.</p> <p>Item 34 – During the demolition phase dust is likely to affect the neighbouring properties. There should therefore be an option for cleaning the windows of Northwood Lodge. Furthermore, Northwood Lodge had their external decoration and repairs carried out in 2022, which included jet washing the building. Due to the dust this will now need to be redone and should be at the expense of 4 Oak Hill Park. The main roadway of Oak Hill Park should be swept, and jet washed each day.</p> <p>Drawing P-4-80 – shows a balcony on the garage. In the BLDA Architects Design, access & Heritage Statement no consideration has been given to flats at Northwood Lodge from this balcony.</p> <p>This project is a concern to our clients as the access arrangements, noise impact, utility services, etc have not been reviewed and could have an effect on the other 63 properties that my client is responsible for.</p> <p>Furthermore, refuse collection and emergency service access has not been addressed.</p> <p>Based on the above our client objects to this.</p> <p>Regards</p> |

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| 2022/4791/P | Ivy Dieltiens | 13/01/2023 22:27:34 | COMMNT | I support the proposal as the new design significantly improves the existing building and will enhance the neighborhood. It's stylish, modern and as a family home rebuilt on the existing footprint is not intrusive at all. The current building is outdated and an eye sore - this is a magnificent upgrade! |
