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**From:** Tomas <[REDACTED]>  
**Sent:** 13 March 2023 19:08  
**To:** Planning Planning  
**Subject:** Objections submission: planing application reference 2023/0282/P

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Dear Sir, Madam,

We are the owners of number 34 Chester Terrace, NW1 4ND, and would like to submit our **strongest** objections to planning application reference 2023/0282/P.

The works proposed are, in our opinion, and that of the experts in the field consulted, a massive overkill and a consequence of CEPC's management, both negligence / incompetence.

CEPC are 'playing' with Chester Terrace residents and owners money. The proposed plan is incredibly expensive and completely disregard both Chester Terrace residents and house owners opinions and objections.

We would like to stress that we are made to pay for years of negligence by the CEPC and for a totally unnecessary plan, an overkill, which completely disregards the Chester Terrace residents and owners, opinions, finances and objections.

We have already presented formal objections, directly to the Chairman of the CEPC in the past and were dismissed, without any solid reason....just because they think they can, based on the feudal leasehold system governing the Terrace.

This is unfair and it does not reflect the modern times we are living in.

Some specific supporting arguments for objecting the proposed planning application, objections shared by Chester Terrace Residents Association and all the residents / house owners at Chester Terrace:

- The cracks in the retaining wall and the balustrade are historical (due to negligence and inadequate maintenance by CEPC) and there is no independent evidence that there is any current movement.
- We as house owners and The Chester Terrace Resident Association, of which we are part, suggest to CEPC that repairs, only, are undertaken, at this juncture, and that the movement is professionally and independently monitored for 2 years to assess the facts.
- Importantly there is definitely no need to cut down, now, over 20 mature trees and shrubs or to have the authority to do so.
- These trees add considerable character and natural beauty to the Listed Nash Terrace. The cutting down of the trees and shrubs will increase the air pollution for residents (which is already 50% higher than the WHO guidelines).
- It will additionally destroy the amenity value of the Chester Terrace Gardens, increase the noise pollution and remove the security screening.
- The flawed 2017 report by Longstaffe-Gowan, in which this crazy CEPC is based, unrealistically, wanted to return the gardens to the times of the early 1800s when there were only horse drawn carriages - no cars, coaches, lorries, motor bikes etc. Regent's Park, the socio-economic conditions, the way of life of London's residents and their composition differs dramatically from 200 years ago.
- Furthermore, if any trees are removed for the repair we would like to secure a formal undertaking from the CEPC that then the relevant trees and shrubs will be replaced by similar **mature** trees and shrubs.

Thank you for your attention, please stop this madness!

Yours,

Tomas G de ZARATE de Ponte  
Antonio P dos Santos Simoes  
Owners 34 Chester Terrace, London NW1 4ND