

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0095/P	Agnes Peyser	23/03/2023 14:15:13	OBJ	<p>This application seeks to mirror the recent development at 7 Loveridge mews (planning application 2018/0156/p). The development at 7 Loveridge Mews has created many issues for my property:</p> <ol style="list-style-type: none"> <li>1. Overlooking directly into my back garden- The obscured glass on the first floor balcony is just a film that has been peeling off. When people are on the Terrace they look directly into my back garden, removing my right to privacy.</li> <li>2. reduction of sunlight into my back garden. the reduction of sunlight has been highly noticeable. The length of sunlight in my back garden has been reduced dramatically in the summer evenings.</li> <li>3. Noise from Airbnb rental of the ground floor unit during the summer. The ground floor terrace by the nature of its design acts as a noise reverberation chamber, amplifying noise when the terrace is in use sometimes until very late at night. This issue is compounded by the fact that this unit is being let on airbnb with a constant change of occupiers who don't care about disturbance as they only stay for a few nights.</li> </ol> <p>Allowing this new development would compound the issues I have been experiencing:</p> <ol style="list-style-type: none"> <li>1. Overlooking. There are no windows overlooking my garden at the moment from this property as they are all obscured or high level. The development would create 4 windows directly overlooking my garden and a 1st floor terrace. If the development was to go ahead I would ask the Council to put a condition that the 1.8m obscured glass balustrade is placed on the 2 sides of the terrace (not one side as shown on the plans) and that the glass is frosted and not obscured by a plastic film that peels off.</li> <li>2. Overshadowing of my garden: the mansard roof would obstruct further significantly sunlight in my garden. This combined with the development at 7 Loveridge mews (planning permission 2018/0156/P) would mean that my garden receives no direct sunlight from around 3pm in the afternoon in the summer months. I would like to see a sunlight analysis for my garden before this planning application is granted.</li> <li>3. Noise from short-term lets. If the development goes ahead there should be a legal agreement that these units cannot be used at any time as short term lets. This would ensure that noise can be controlled in an effective manner, if it occurs.</li> </ol> <p>While I understand that this development would create one additional housing unit, there is a need to ensure that it is for long term occupiers and not airbnb short lets. 4 to 5 Loveridge mews is already operating as short lets see link here <a href="https://www.reservations.com/Hotel/short-lets-in-london-kilburn-london-gb">https://www.reservations.com/Hotel/short-lets-in-london-kilburn-london-gb</a>, <a href="https://www.expedia.com/London-Hotels-Short-Lets-In-London-Kilburn.h15728267.Hotel-Information">https://www.expedia.com/London-Hotels-Short-Lets-In-London-Kilburn.h15728267.Hotel-Information</a>. See the airbnb listing for 7 Loveridge mews ground floor <a href="https://www.airbnb.co.uk/rooms/614205293306442179">https://www.airbnb.co.uk/rooms/614205293306442179</a>.</p> <p>I trust you will take my objection into consideration and address the points I have made.</p>