

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/1752/P	Jemima Hoadley	07/07/2023 15:37:21	OBJ	<p>I object to the roof extension at 67 Neal Street on the basis that it overlooks our full time family home where we have 2 children including our 20 year old son who has a learning disability and chronic health condition and is extremely vulnerable, and our 13 year old daughter who has mental health problems and a chronic health condition.</p> <p>The proposed extension overlooks our home and there has already been problems with the roof terrace there being used by people visiting the property making a lot of antisocial noise, late into the night and not responding to requests for privacy and quiet, after hours. It is very disturbing and upsetting to have this breach of our privacy and quiet. Just because we live in Central London does not mean we should have to put up with other people's noise and we certainly object to non essential building works going on overlooking our home.</p> <p>There are multiple residents whose homes all back onto each other between Neal Street and Endell Street, and we live peacefully and respectfully in close quarters.</p> <p>The proposed roof extension will overlook our properties and cause disturbance where we currently have peace, privacy and quiet. We therefore object to the extension, which would also reduce in a loss of skyline from our home. Given the urban setting of our home, loss of skyline is highly impactful and we object to losing any sky from our home.</p>
2023/1752/P	Nadia	09/07/2023 22:59:19	COMMNT	<p>I object to this renovation as it will affect my family's peace. We are already dealing with excess noise from the property and this extension will add to it. within the property there is lack of sunlight and with the renovation this will block some of the light we already get. Also, our privacy will be affected with the renovation of the roof.</p>

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2023/1752/P	Covent Garden Community Association (Elizabeth Bax, Chair of Planning Subcommittee)	10/07/2023 09:39:04	OBJNOT	<p>As the amenity society for the area, Covent Garden Community Association must object this application.</p> <p>Unfortunately, there are two aspects that make it inappropriate.</p> <p>1. UPWARD ROOF EXTENSION</p> <p>The application describes the formation of an “additional storey of accommodation replacing the butterfly roof with an extension made up of the following elements; 70 degree mansard roof with two Georgian styled dormer windows to the front, a flat roof laid to falls to the rear”.</p> <p>The listing for 63-69 Endell Street describes them as “4 terraced houses with later shops. C18. Multi-coloured stock brick with stone cornice at 3rd floor level; No.63 has painted brickwork. 4 storeys and 2 windows each.”</p> <p>The mansard roof storey would destroy the balance of this well-preserved terrace of 4 Georgian houses in the Seven Dials conservation area. They all still have the same roof form as viewed from the street. They also have ‘butterfly’ roofs which are rare should be preserved. The proposed development would harm the listed building, and its context within one of the UK’s prime conservation areas.</p> <p>The property was purchased recently; the applicant will have been aware of its status, these features and its location within the conservation area before making the purchase.</p> <p>As you are aware, we usually try to suggest ways of adapting an application so as to make it acceptable. However, given the features of this listed building and its position in the terrace, we have been unable to do so in this case.</p> <p>-----</p> <p>2. ROOF TERRACE / SUNDECK</p> <p>The application describes the addition of “a roof terrace of roughly 17.5sq/m with a glazed balustrade to the rear”.</p> <p>The building is surrounded by other residential units on both sides and to the rear, including family flats. We believe that this development would harm their residential amenity.</p> <p>A large roof terrace at 4th floor level would be likely to cause issues with overlooking and noise, contrary to Camden’s policy (SPG Amenity, 2.11). Unfortunately the applicant has not provided a plan drawing showing the neighbouring buildings, however, we believe them to be far closer than the 18m minimum recommended in Camden’s policy (SPG Amenity, 2.11).</p> <p>One problem with roof terraces and other outside spaces in this part of London is that they are constant sources of antisocial behaviour. Illegal holiday lets are reported to the council very regularly, but even legal holiday lets cause problems. The owner of this building is at liberty to let the flat to holidaymakers for 90</p>

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				<p>nights of the year, or to let to anyone for 3 months. Sadly, short term tenants often have no interest in their neighbours' wellbeing; we have a great deal of experience of this.</p> <p>Were any consent granted for a roof terrace in this location, harm to residential amenity could be lessened by two conditions:</p> <ul style="list-style-type: none"> - Hours of use restricted to 8am to 9pm. These are similar hours to those for use of balconies etc. applied to several residential units in the Covent Garden area, and to bedrooms with balconies on new build hotels. This is a large terrace and could host parties for large groups of people. - No music or sound from an amplified devices on the terrace, nor to be played within the building so as to be audible at nearby premises. - Rather than a glass balustrade, a treatment that minimises overlooking such as a fence and high planting. - External lighting to be switched off at dusk or by 9pm, whichever is later. <p>Unfortunately, however, we do not believe that it is in any case possible to design a terrace in this location without causing the damage discussed in our section on the Upward Roof Extension above. We therefore ask you to refuse this application.</p> <p>-----</p>
2023/1752/P	Gilly Arbuckle	10/07/2023 06:51:22	COMMNT	<p>Please help</p> <p>66a has access to their roof and it was living hell having people chatting outside every evening ..</p> <p>They have stopped that now it was especially tricky as air bnb people came and obviously were gone a few days or a week later to be replaced by more people</p> <p>I would oppose this idea as very anti social and extremely upsetting.</p> <p>My partner and I couldn't sleep or have windows open the kids were affected and the other neighbours.</p> <p>It caused a lot of anger</p> <p>I had to go and ask for the noise to stop ...shouting across didn't work and people don't care</p> <p>I really hope it doesn't happen</p> <p>I will do anything to defend peace and quiet for residents and our children.</p> <p>Thank you</p>