
From: Babylon Rosedale [REDACTED]
Sent: 25 October 2023 11:45
To: Planning Planning
Subject: Re: Planning Application - 2023/3134/P for Proposed Works at 1 Rothwell Street, London NW1 8YH

To Camden Planning Department

I am writing in reference to Planning Application 2023/3134/P for the proposed works at 1 Rothwell Street, London NW1 8YH.

I am the freeholder of 112 Regents Park Road, NW1 8UG, and I wish to express my objections to the proposed works, which are directly adjacent to my property.

The proposed works include an extension to the rear, underpinning of the party wall, access to the rear garden via a staircase from the ground floor, and other modifications involving roof access.

I have several objections to the proposed works, which I would like to outline as follows:

- **Impact on View:** The extension to the rear will significantly alter the view from the ground floor and basement flat. This alteration will negatively affect the quality of life for the leaseholder residents.
- **Party Wall Modifications:** The party wall, which is currently a low garden wall topped by trellis and adorned with well-established plants, will be raised in height. This alteration will not only transform the current structure but also damage the mature vegetation that contributes to the charm of the garden within the conservation area. This will alter the character of the green space and result in the destruction of a significant portion of our garden's growth.
- **Privacy and Noise Concerns:** The proposed staircase providing access to the rear garden will result in increased noise and intrusion into the lower levels of the property. It will impact our privacy within the house and garden, disturbing the peaceful urban haven currently enjoyed.
- **Roof Access:** The construction of a staircase within the property for roof access raises concerns that it may be used as a roof terrace. Such use would encroach upon the privacy and peaceful enjoyment of our back balcony and potentially provide a line of sight into the bathroom on the 3rd floor. A roof terrace would be inappropriate and alter the special character of the rooflines within the conservation area.
- **Ongoing Disruption:** The ongoing works, in close proximity to our property, have been disruptive for many years due to the current works happening next door. Construction and groundworks present a range of issues, including noise, dust, parking concerns, and the time required to address party wall surveyor matters. These disruptions have been inconvenient and have affected the peaceful enjoyment of our property.

While I appreciate that homeowners may wish to modernise their properties and create more space, it is essential to consider the negative impact that such works may have on neighboring properties. The proposed changes, as outlined above, would significantly diminish the quality of life for the residents of 112 Regents Park Road and, I believe, are not in harmony with the principles of the conservation area.

I kindly request that the council thoroughly reviews the objections and takes them into account when assessing the planning application. I trust that the council will make the appropriate decision to ensure that the proposed works are in line with the best interests of the local community and the conservation area.

Thank you for your attention to this matter.

Sincerely,

Mr Rossdale