
From: Socrates Miltiadou [REDACTED]
Sent: 06 November 2023 12:53
To: Christopher Smith1
Cc: Rose Todd; Weronika Mancewicz; Rupert Cook
Subject: Clarification and Response to Objections for Planning Application 2023/3134/P at 1 ROTHWELL STEET, NW1 8YH

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Dear Christopher,

I hope this message finds you well.

We have reviewed the public responses to our planning application for 1 ROTHWELL STEET, as listed on the planning portal, and would like to address the concerns highlighted during the public consultation period.

We are encouraged by the support from the Primrose Hill Conservation Area Advisory Committee, which responds positively to many objections raised. Nevertheless, we have identified a recurring theme in the objections, particularly regarding the proposed alterations to roof access, which seems to stem from a misunderstanding that we wish to clarify.

Existing and Proposed Roof Access:

Our intentions for the roof alterations are to enhance safety and accessibility rather than altering the use of the roof space. An existing staircase—though steep and not originally part of the house—provides access to this area. Our design seeks to improve this staircase's safety and appearance, within the context of the listed house, as clearly illustrated in the existing and proposed floor plans referenced as (394-DWG-1005).

Roof Light Alterations:

In addition, we are proposing to consolidate two existing roof lights into one, designed to sit unobtrusively below the level of the roof parapets, rendering it invisible from street level (refer to proposed section 394-DWG-1010).

Closet Wing Extension and Stairs:

Addressing the specific objections from the residents at 112 Regents Park Road:

Impact on View: We understand that views are not typically a planning consideration, yet we have taken steps to ensure our proposal is sensitive to the visual context of the area.

Party Wall Considerations: The design of the proposed closet wing extension utilizes the existing garden wall to minimize any impact on the neighbor's garden. Any necessary underpinning will be conducted from within our client's property, in strict compliance with the Party Wall Act, ensuring no disturbance to adjacent planting.

Privacy and Noise: Our plans include the removal of an existing ground floor balcony (approved under application 2008/3391/P), which should improve neighbouring properties' privacy and reduce potential noise, as the replacement stair to the garden is a less intrusive feature.

Construction Management: Regarding concerns about ongoing disruption, we want to reassure all parties that while this is a matter of neighbourly consideration, we are committed to minimising disturbance through a carefully managed construction process, respectful of community comfort and local regulations.

We trust that this email addresses the primary concerns, and we remain dedicated to transparent communication with our neighbors and the council. We would be grateful for the opportunity to discuss these points further with you or the objecting parties if you believe it would be beneficial.

Thank you for overseeing a thorough consultation process. We look forward to your guidance and any further instructions you may have for us.

Regards,



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