

Dear Sir/Madam,

**RE: Objection to Planning Application 1<sup>st</sup> Floor 65 Regent's Park Road**

I am writing to formally object to the proposed first-floor rear extension at the above-mentioned address. I live at 1 Chamberlain Street in a house adjacent to the apartment, and I have significant concerns regarding the potential impact of this development on my property.

**Air Conditioning Unit Relocation:** Currently, the air conditioning unit is situated on top of the ground floor flat roof. The proposal to move this unit up a level would result in it being both more visible and creating more noise. The noise from the air conditioning unit is already unacceptable at the rear of my house, and any elevation of this unit would exacerbate the disturbance. I request assurance that no air conditioning unit will be placed on the proposed first-floor extension roof.

**Lack of Clear Plans:** The current plans lack clarity, specifically regarding the potential connection between the proposed extension and the side wall of my house or what is being proposed with the existing pipes. It is essential to have a top-down or bird's-eye plan, as well as a side elevation, to understand the full extent of the proposed extension and its impact on my property. Without these detailed plans, it is impossible to accurately assess the implications of the construction and obtain legal advice. See attached photos – we would like plans that use existing (rather than old) images which show exactly what is planned for the space from a bird's-eye view angle.

**Security and Privacy Concerns:** The proposed extension raises significant security and privacy issues for us. It would provide easier access for trespassers to the flat roof of my own rear first-floor extension, compromising the security of my property. Additionally, the new extension would overlook my property, leading to a loss of privacy.

**Conservation concerns:** The use of the materials proposed and the extension would not be in keeping with the original look and feel of the houses from the rear and we are very concerned that the precedents cited are not on point and lead to continuing erosion of the heritage of the area.

In light of these concerns, I urge the Council to reconsider this planning application. The potential noise pollution, lack of detailed plans, and increased security and privacy risks are substantial issues that need addressing before any approval is considered.

We reserve our rights to take legal action.

Thank you for your attention to this matter. I look forward to your response and hope that my concerns will be taken into consideration.

Yours faithfully,

Azadeh Nassiri and Stephen Scanlan





