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**From:** Mmhge Brewer [REDACTED]  
**Sent:** 25 June 2024 14:41  
**To:** Planning  
**Subject:** Planning Application re development on land to the rear of 172 Regents Park Road NW1 8XN

Dear Sir

Attn. Sam Fitzpatrick

I write to register my objection to **planning application 2024/1175/P** on land to the rear of 172 Regents Park Road. I acknowledge that the period for comments online ended on 15th June but I have only just now seen the notice affixed to a lamp stand outside the property.

I am the owner of a long leasehold on flat 2 at 172 Regents Park Road which comprises a retail unit at ground and basement and three flats above. My objections are -

1. The application site comprises the rear yard to 172. All rainwater and foul drainage serving the commercial unit and the flats within 172 passes over the rear wall to the building and across the rear yard. The proposed development makes no allowance for these services or for the future maintenance of the windows, roof, or gutting of the main building. It therefore places 172, which is of course in a conservation area and is an important building in the locality, at risk, and seriously compromises this character property.
2. The need to incorporate access for future services and maintenance for 172 within the demise of the proposed residential accommodation on the garage site will severely undermine the residential amenity and privacy of the proposed dwelling making it sub-standard. It will also require duct space which will reduce the usable sq footage.
3. The proposal includes a flat roof at first floor which will be at the level of the bedroom window to flat one in 172 Regents Park Road and less than 1m from it (see section aa). It therefore totally compromises the security and privacy of Flat 1.
4. The proposal sits forward of the building line of the adjacent 2 Berkley Road and the short terrace of which it forms part. (see section bb). It therefore disrespects this important character terrace in the conservation area and will be overly visually intrusive when viewed from Berkley Road.
5. Whilst the design and access statement suggests that the proposal meets the minimum space standards, these are primarily set for a single level apartment. The need for a staircase together with services for 172 within this two storey proposal reduces the usable floor area to less than required for a good standard of residential amenity and less than the size of existing one bed flats in the area including those in 172. It is sub standard and out of character.

6. The site plan red line in the design and access statement is inconsistent with the red line shown on the location plan making the extent of the application site impossible to determine.

7. If the council are minded to approve development notwithstanding the above objections, I would request that the approval should be conditioned in respect to working hours and noise during construction with no work allowed at weekends and before 9.00 AM or after 4.00 PM to protect the residential amenity of the residents of 172 whose bedroom windows are immediately adjacent to the site.

Yours sincerely  
Martine Brewer

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Sent via BT Email App