

# Planning Application for Proposed Dwelling behind 172 Regent's Park Rd London NW1 8XN

From Anna Raven, leaseholder of Flat 1, 172 Regents Park Road.

27.06.2024

For the attention of Sam Fitzpatrick, Planning Officer for Camden Council.

Dear Sam,

I am the owner of Flat 1 at 172 Regents Park Road, NW1 8XN.

It has been brought to my attention that the Freeholder of the building has applied for planning permission for a development on the land immediately behind the building.

The proposed development (detailed in planning application no 2024/1175/P) is to replace a single storey garage and yard with a two storey dwelling that fills the entire plot and abuts the rear elevation of 172.

I was not made aware of the application directly by the freeholder, despite being in contact with both him and his agent recently, and the planning notice was fixed to a lamppost at some distance from my front door in a direction I don't habitually go. Therefore as I was not aware of this until now, I have missed the formal closing date for comments. However, on checking by telephone with your department, I have been reassured that there is still time to lodge an objection to the development.

Therefore, please accept this letter as registering my objection to the proposal for the following reasons:

1. The flat roof of the proposed dwelling is less than a meter away from the sill of my bedroom window in the rear elevation of 172. This is of great concern on several grounds:

- My security - it would be possible to step off the flat roof, break my window and gain access to my flat very easily.
- My privacy.

2. The external maintenance of 172 is the responsibility of the freeholder and this includes the decorative order of the property. How will the freeholder of 172 (also the applicant of this planning app) maintain his obligations to the leaseholders of 172? There is no provision for scaffolding to access the roof, parapet walls or drains to any of the flats in the original property.

All the services for 172 also run down the rear elevation, which the design within the planning application proposes to build right up against. There is no information about

how this will be addressed, and access retained to these, for maintenance. It is also unclear how the drainage will be affected by the excavation of the back yard, to create the new subterranean kitchen of the maisonette, again not covered in the proposal.

3. The flat roof proposal incorporates a green roof of Sedum and photovoltaic panels. Despite sedum being a low maintenance suggestion, any growing roof will require maintenance and if not looked after, will soon become an unsightly seedbed for unwanted plants and weeds. Again, this being so close to my window will provide easy access to my flat, something I am very uncomfortable with. If there is access to the roof for maintenance there is also access to my window.

The photovoltaic panels are likely to create a problem with glare when viewed from above from my window and the rest of the terrace. They will also require easy roof access for maintenance.

4. My objections to the scheme more generally are also in line with all the points made by my neighbour in Flat 2 in her objection letter. The proposed dwelling is small and cramped with no outlook and a basement kitchen with an open mezzanine bedroom. I would suggest it will make an inadequate poor quality dwelling. I also feel that it is not keeping with the conservation area - sitting forward of the building line of 2 Berkeley Road.

With many thanks,  
Anna Raven.