

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/3771/L	1-17 Cumberland Terrace RTM Company Limited	13/10/2024 01:12:45	OBJ	<p>The Cumberland Terrace RTM Company Limited are raising an objection against planning application 2024/3771/L</p> <p>1-49 Cumberland Terrace is Grade 1 listed, and this grade of listing carries onerous conditions. The building is an integral part of Regent's Park and is perhaps the most important building is what has been described as possibly the most important heritage site in London.</p> <p>Philip Davies the renown heritage and planning consultant has remarked as follows:</p> <p>1- Regent's Park is a major component of the most important town planning exercise ever carried out in central London. • It is a heritage asset of international significance. The entire composition including the buildings, the streetscape, the historic street furniture, the gardens, and the park is of outstanding architectural and historic interest. Its phased repair and restoration since the Second World War is the most extensive example of area-based conservation in Britain.</p> <p>2- Regent's Park is a heritage asset of outstanding importance to the cultural history of London, Britain, and Europe. Although it is not designated as a World Heritage Site, architecturally, historically, and culturally it is of outstanding international significance. It warrants the highest standards of care and conservation</p> <p>As shown in the original 1957 drawings provided by the applicant, all apartments have been configured in a particular manner with the kitchens to the rear of each apartment and facing East. To allow that configuration to be changed causes issues in particular with</p> <ol style="list-style-type: none"><li>Lighting which could destroy the ambiance of the building for onlookers (which was one of the main features for both Nash and the Prince Regent when it was originally designed).</li><li>Ventilation as there is no possibility of any extraction from the kitchen to the front of the building.</li><li>Plumbing would be brought to areas where it has not been generally allowed, causing leakage risks for other leaseholders and the building in general.</li></ol> <p>Whilst we note the applicants' opinions and comments regarding the post war renovation based on the 1957 plans, the fact is that the listing was affected in 1974. Subject to local authority planning permission, the listing together with the lease between the freeholder (The Crown Estate) and the leaseholder is what now governs what is permissible as regards structural change. We believe it would be a retrograde step to permit structural change and the move of the kitchen from the rear of the apartment to the front. We note that previous attempts to reconfigure Cumberland Terrace apartments in this manner have been rejected by the freeholder.</p>

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Application No:	Consultees Name:	Received:	Comment:	Response:
2024/3771/L	Jackie Blackman	11/10/2024 10:04:41	OBJ	Subject: Objection to Planning Application 20245/3771/L

I am writing to formally object to the planning application submitted by my neighbour at 5 Cumberland Terrace, which seeks to relocate the kitchen from the back of their flat to the front, adjacent to the party wall shared with my property. While I understand the desire to convert the flat into a two-bedroom unit, I have several concerns regarding this proposal:

1. **Noise and Disturbance:** The relocation of the kitchen next to our bedroom will increase noise levels from cooking appliances (fridge, waste disposal unit, dishwasher, oven, extractor fan, etc) plumbing and general kitchen activities. This could significantly impact our quality of life by disrupting sleep and peace at home.
2. **Plumbing and Waste Disposal Issues:** Moving kitchen facilities close to our shared wall raises concerns about plumbing and waste disposal. There is a risk of leaks or odours affecting our sleeping space, which could lead to health and safety issues and perhaps major inconvenience, for example, in the case of a leak which could easily go undetected behind a large, fitted wardrobe. There is a reason that the block was designed the way it currently is: stacking kitchens and bathrooms above each other. It is a practical design which protects the inhabitants and their homes from damage and noise. There is no good reason to alter such an arrangement.
3. **Fire Safety Risks:** Having kitchen facilities near a party wall may pose fire safety risks.
4. **Setting an impractical precedent:** The proposed changes if approved would no doubt encourage future similar planning applications. Currently all the kitchens in the building are above each other, either on external walls or adjacent to the common utility area, which confines water damage, fire risk and noise pollution to limited sections of the building. If this application is approved, and others in the future, the practical functionality of the building would be severely compromised as well as the comfort and safety of its inhabitants. Additionally, my understanding of the Listed building requirements is that utilities (plumbing, kitchen smells and kitchen lighting) are located towards the back of Cumberland Terrace so that the character and amenity of the front façade of the building is maintained.
5. **Impact on Property and Amenity Value:** Proposed changes to Cumberland Terrace of this nature would alter the quality of our Grade I Listed Building and subsequently negatively affect property and amenity values in Regent's Park, one of London's most important heritage sites.

I urge you to consider these points seriously as you review this application. I believe that the proposed changes could lead to significant disturbances and risks that would adversely affect my and others living conditions. Thank you for considering my objection. I look forward to your response regarding this matter.

Sincerely,

Jackie Blackman