

REF: LISTED BUILDING CONSENT – 5 CUMBERLAND TERRACE -2024/3771/L

Dear Jessica,

Thank you for following up this case further.

We have reviewed both objections and below we have addressed their concerns.

We do appreciate their view and hope this file will clarify the concerns if not yet.

Prior to submission of our application we have met a director of 1-17 Cumberland Terrace RTM Company Limited who was very pleased to learn that the apartment which has not been attended (refurbished) for more than 50 years at last will be refurbished to a high standards which in turn will increase the overall value of the building. He has directed us to meet a director of Clarendon Chartered surveyors, who is representing RTM.

We have followed his recommendations regarding refurbishment of the uninhabitable apartment. A special attention as requested has been to address structural and noise levels matters. The latter is very important since the adjacent apartment belongs to a director of RTM:

Both concerns have been comprehensively addressed as per our submission of the application.

Please see below our answers to both objection:-

1-17 Cumberland Terrace RTM Company Limited concerns:

- a) Lighting – As per your request we have addressed this issue and revised proposal accordingly
- b) Ventilation - ventilation extractor will be used with replaceable charcoal filter.
- c) Plumbing – The proposal includes use of existing services and risers with a limited connection to the appliance.

Jackie Blackman concerns:

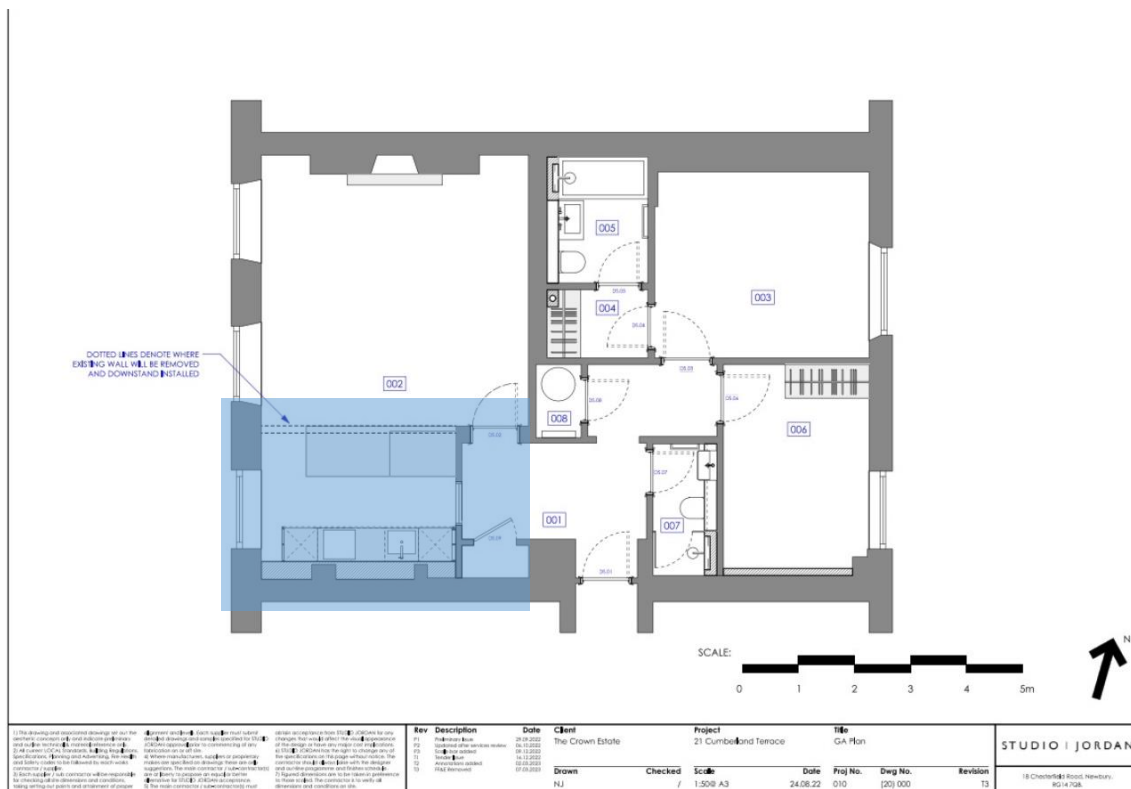
1. Noise and Disturbance – We Proposed to use the best suitable acoustic treatment available on the market which will be deployed to meet required standards. Samples and technical characteristics have been provided to Camden council.
2. Plumbing and waste - The proposal includes use of existing services and risers with a limited connection to the appliance.
3. Fire Safety Risk. The kitchen location /position does not change or add risk for fire. As proposed gas will be capped at the meter and no open fire appliance proposed. Fire safety measure will be met and additional protective measures like fire alarm will be set and will comply to Building regulation.
4. Setting and impractical precedent. As it stands precedents is already set by the Freeholder Crown Estate, owner of 21 Cumberland terrace who completed the same scheme recently. (There are few more within Cumberland terrace)
5. Impact on Property and Amenity Value. We have consulted real estate specialists who have the considerable knowledge regarding values Of Regents park properties. They have highlighted that proposed improvement to the apartment will only add value to the building.

I would like to remark, It looks like the both objections are coming from the same place - the adjacent apartment(Jackie Blackman and a director of RTM reside in the same apartment).

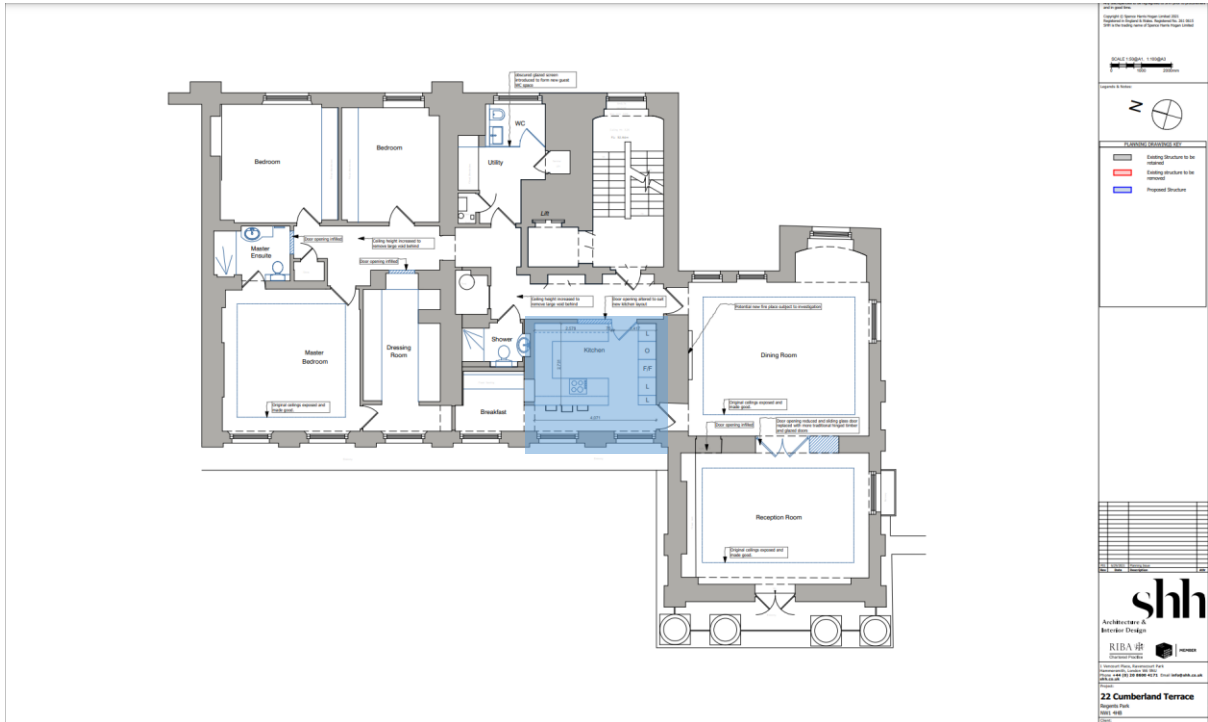
We have examined the Planning application history and highlighted below multiple application where the kitchen location at the front of the building. I have attached some of them within this document below.

Kitchen location precedents at Cumberland Terrace.

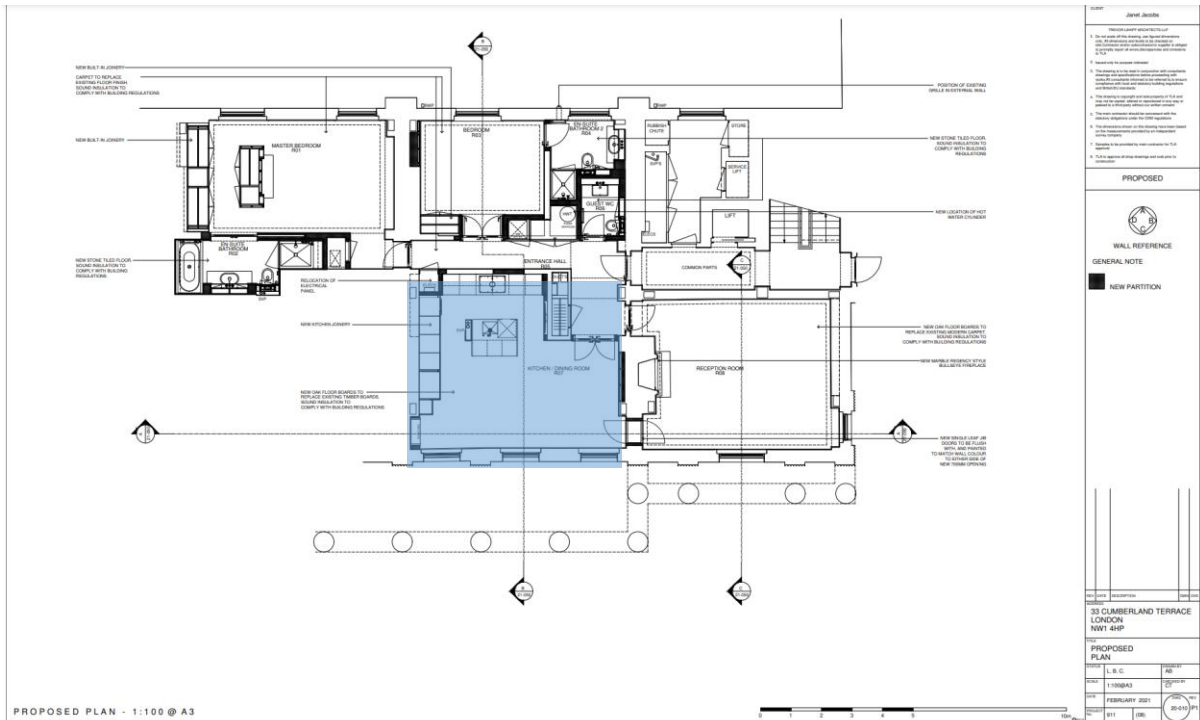
21 Cumberland terrace. Planning reference 2022/5589/L - Kitchen relocated, facing Regents park



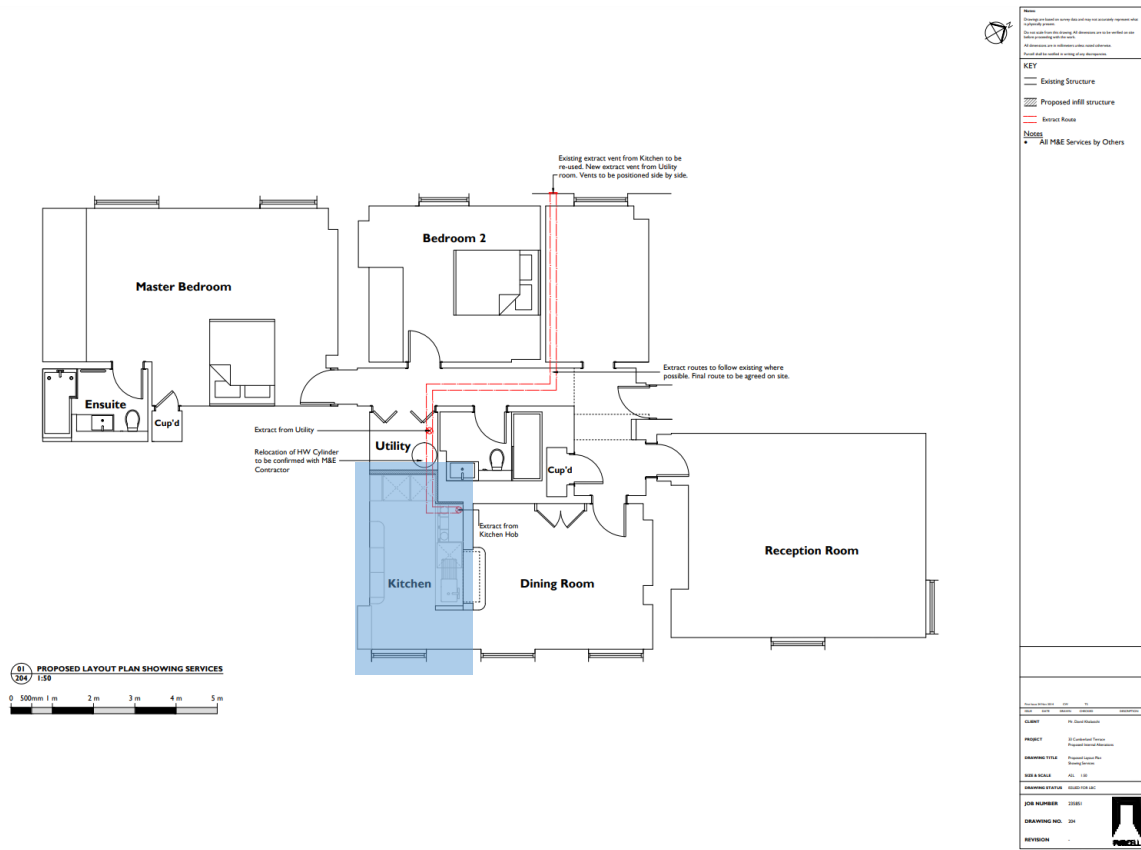
22 Cumberland terrace, kitchen facing regents park. Planning ref 2021/3198/L



33 Cumberland terrace, kitchen/dining room facing regents park. Planning ref 2021/0850/L



33 Cumberland terrace, kitchen relocation from back to front, facing regents park. Ref. 2014/6916/L



46 Cumberland terrace, kitchen facing regents park. Marketed property

