

Dear Sir

Attn Sam Fitzpatrick

Planning application 2024/1175/P was registered on 17/05/2024.

The application seeks permission for demolition of an existing garage and the erection of a new 2 storey dwelling on land to the rear of 172 Regents Park Road.

I made a consultation submission dated 25th June 2024 objecting to that development.

That objection still stands.

Amended drawings have been submitted by the applicant dated 25th October and I am now writing to further OBJECT to the revised application.

The revisions are -

1. Details of cycle store. I do not object to these details.
2. Removal of existing crossover. I object to these details because they are consequential to the loss of the existing garage / parking space which it serves.
3. Proposed building line to Berkley Road elevation pulled back to align with 2 Berkley Road. I do not object to the principal of this change aesthetically, but it should be noted that the annotated floor area on the drawing has not been amended but the change will marginally reduce the floor area of the development which is already extremely small.
4. Omitting glass "french balcony" and replacing it with metal railings. It should be noted that in so doing, the size of balcony has been reduced.
5. Reduction in height of parapet to align with the stucco of 2 Berkley Road. Whilst I do not object to the principal of the change aesthetically, the practical consequence is a reduction in the floor to ceiling height of the proposed residential accommodation. The drawings are not dimensioned, so it is not possible to know if the room now conforms to the minimum 2.5m height sought in new residential developments in London. I doubt that it can. Accurate and fully dimensioned construction sections should be sought that prove the deliverability of adequate residential standards.
6. Relocation of existing air conditioning unit serving the retail unit in 172 Regent's Park Road. This relocation will bring the unit into close proximity to the bedroom window of Flat 1 in 172 Regents Park Road. Noise and smells arising from the air conditioning unit will inevitably severely compromise the existing residential amenity of this flat. I am not aware that the owner of the retail unit has given permission for this change.
7. Re-routing of existing RWP, waste and and foul drainage SVP to rear of 172 Regents Park Road. Whilst I do not object to the principle of the change aesthetically, permission has not been sought from the leaseholders of the flats that this drainage serves and may not be given. The practical consequence of the amendment is that these pipes enter the demise of the proposed new residential unit via its flat roof. They are not shown on the ground floor plan but would be located passing through the proposed cloakroom which is below street level. No legal agreements for wayleaves

allowing for future maintenance and rights of access have been negotiated. No evidence has been provided that the levels of the drainage can be amended and the flows still work.

In addition to the above, I note that the drawings are confusing insofar as on the first floor plan, an area of "Flat roof" is annotated above the proposed kitchen. The whole of the ground floor outside the first floor footprint is of course covered in a flat roof, not just this annotated area.

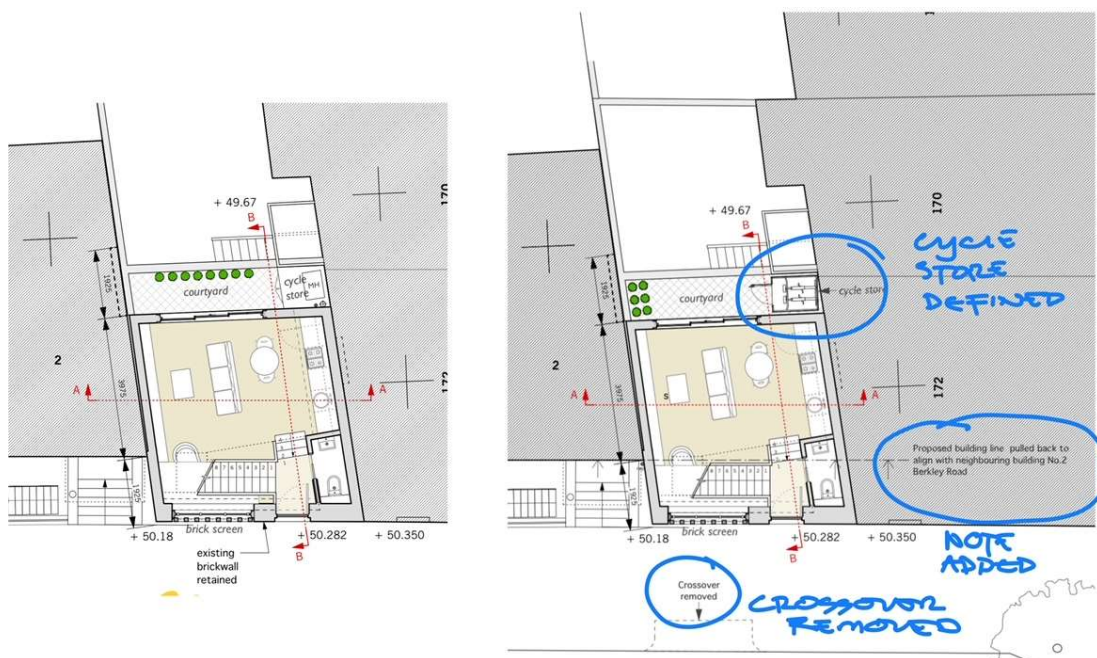
Are we to surmise that this annotation is indicating an area of glazed roof above the kitchen? If so it presents a fire, privacy and noise risk to the neighbouring flats in 172 Regents Park Road.

I also note that the implementation of the application requires an existing window to the retail unit at 172 Regents Park Road to be half bricked up, but I am not aware that the owner of that unit has given permission.

If the application was built out, all practical and legal rights of access for the future maintenance and repair of the rear of 172 Regents Park Road would be lost, resulting over time in the decay and dereliction of this prominent building elevation in the conservation area.

In summary, I object both to the original application and to its amended form and urge its refusal.

Below are the before and after drawings showing you what the changes are -

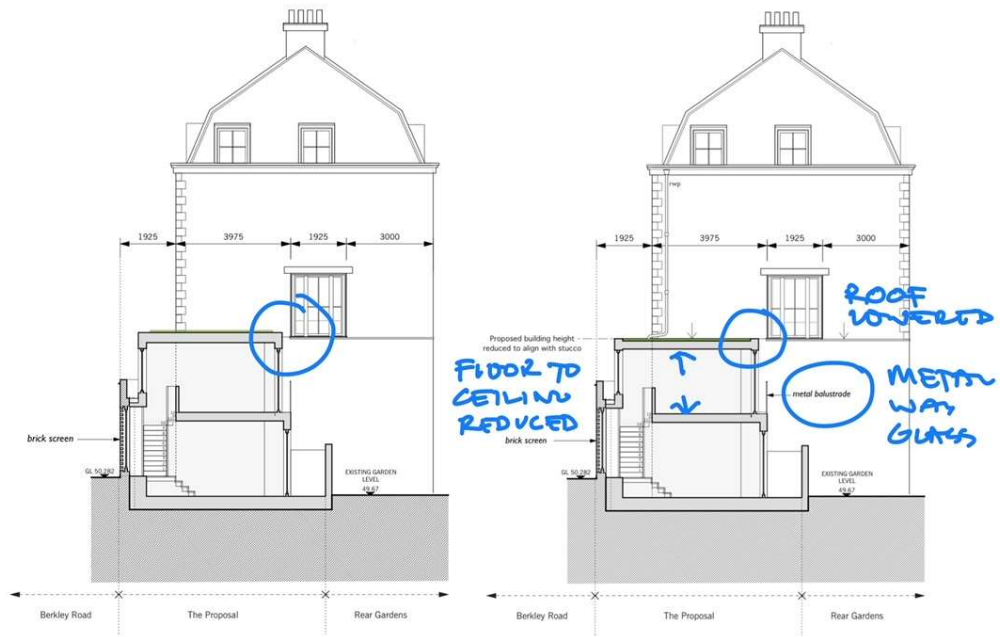
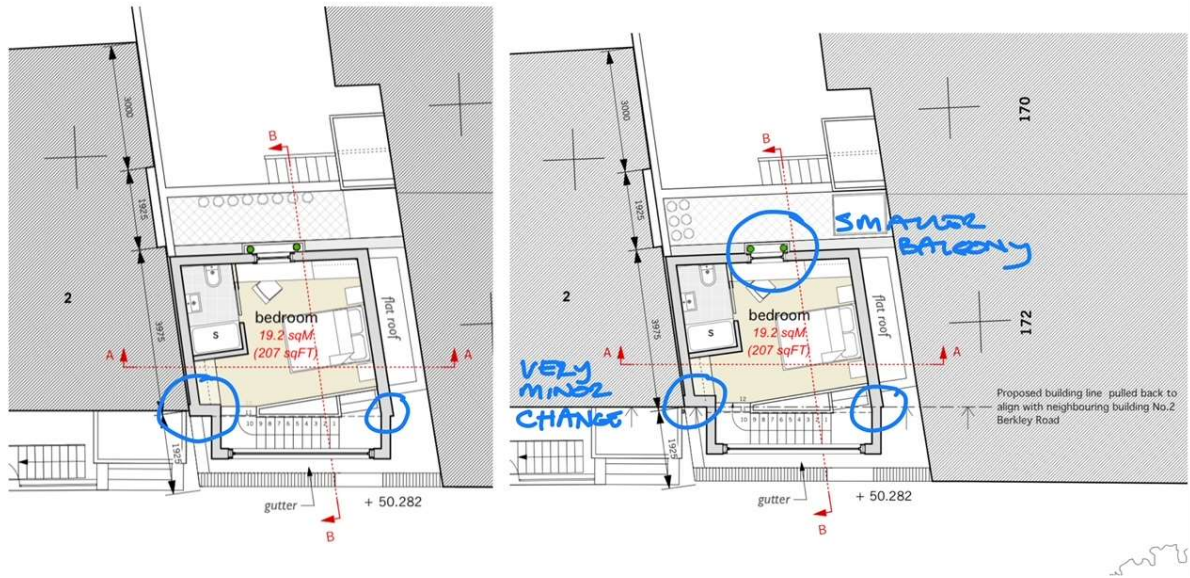


As originally submitted

As Revision A

As originally submitted

Revision A

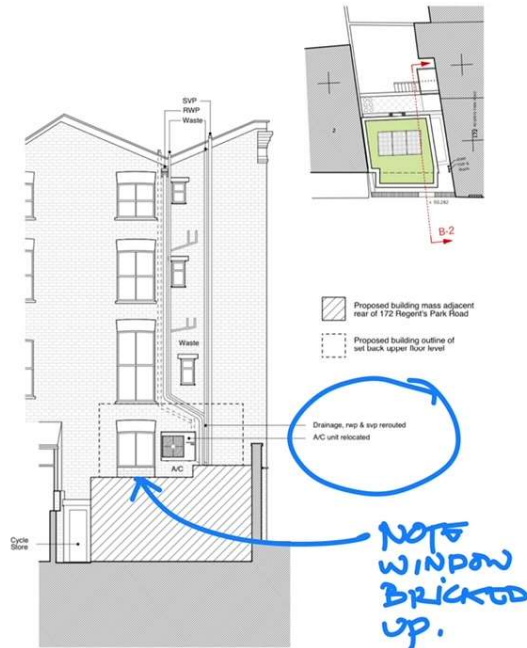


As originally submitted

As Revision A



1. Existing Section B2-B2



2. Proposed Section B2-B2

Yours sincerely  
Martine Brewer