

Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 9218621

Planning Application Details

Year	2014
Number	0853
Letter	P
Planning application address	The Roundhouse Chalk Farm Road London NW1 8EH
Title	Mr.
Your First Name	Richard
Initial	
Last Name	Littman
Organisation	
Comment Type	Object
Postcode	NW1 8BB
Address line 1	Flat 7151-153 Regent's Park Road
Address line 2	LONDON
Address line 3	
Postcode	NW1 8BB

Your comments on the planning application

Proposed new office premises as described in the planning permission 2014/0853/P will cause significant loss of light to the residential flats 151, 153 and 155 Regents Park Road (Adelaide Tavern).

In particular, daylight(1), sunlight(2) and sunlight reduction(3) values will not achieve the guideline levels recommended in the Building Research Establishment Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (BRE, 2011), and as referenced in "Camden Development Policies 2010-2025 Local Development Framework DP26".

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The Daylight and Sunlight Assessment accompanying 2014/0853/P fails to address the factors listed in DP26 and likewise fails to follow the full methodology for assessment described in the BRE publication. We have therefore requested a revised report from the Roundhouse. It is suggested that the consultation be deferred until this report has been submitted.

Exceptionally for a development in the inner city area, the Roundhouse benefits from an ideally situated and sized location that facilitates alternative designs and siting that would:

- have little daylight/sunlight impact on existing buildings
- meet all floorspace and functional requirements as stated by the Roundhouse

- not significantly impinge on views from Haverstock Hill
- make more efficient use of Aproduction currently devoid of permanent structures
- retain the use of building materials and techniques proposed

If you wish to upload a file containing your comments then use the link below

[continued objection](#)

About this form

Issued by

Camden Council
Customer feedback and enquiries
Camden Town Hall
Judd Street
London WC1H 9JE

Form reference

9218621

Continued objection (and recap):-

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The "Daylight and Sunlight Assessment" accompanying 2014/0853/P fails to address the factors listed in DP26 and likewise fails to follow the full methodology for assessment described in the BRE publication. **We have therefore requested a revised report from the Roundhouse. It is suggested that the consultation be deferred until this report has been submitted.**

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- make more efficient use of "production area" currently devoid of permanent structures
- retain the use of building materials and techniques proposed

For these reasons, there are no mitigating factors to justify lower values for daylight and sunlight for the neighbouring residential properties.

Consideration should also be given for the cumulative loss of light since 2005. To this end, 2014/0853/P should be assessed in conjunction with the completed Circa Apartment development (202-210 Regents Park Road).

In terms of winter sunlight, **cumulative loss since 2005 amounts to as much as 0.1 times the former value** (90% loss. no more than 20% recommended by BRE) in some cases. Before 2005, Adelaide Tavern site have enjoyed uninterrupted and unobstructed light from the southern skies since 1842 and likewise since its most recent rebuilding in 1985.

The positive impact of the activities of the Roundhouse Trust to the local community is recognised and the need for new office premises on the site for the Roundhouse administration is not disputed. However, with regard to this particular application, it is felt that alternative locations and designs that fully satisfy the requirements while causing substantially less impact on existing buildings and the environment should be examined.

(0) Linked [here](#):

(1) VSC for flats 1, 2, 3, 4, 7

(2) Winter sunlight (21st of September to 21st March) for flats 2 and 4

(3) flats 1, 2, and 4



PLANNING APPLICATION DETAILS

Year: 2014

Number: 0853

Letter: P

Planning application address: The Roundhouse Chalk Farm Road London NW1 8EH

Title: Mr.

Your First Name: Adam

Initial:

Last Name: Bier


Organisation:

Comment Type:

Postcode: nw1 8bb

Address line 1: Flat 14151-153 Regent's Park Road Address line 2: LONDON Address line 3:

Postcode: NW1 8BB



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IF YOU WISH TO UPLOAD A FILE CONTAINING YOUR COMMENTS THEN USE THE LINK BELOW

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Proposed new office premises as described in the planning permission 2014:
<https://forms.camden.gov.uk/cus/servlet/ep.getImg?ref=13960485379&print=Y&st=&auth=100001300>

ABOUT THIS FORM

Issued by: Camden Council
Customer feedback and enquiries
Camden Town Hall
Judd Street
London WC1H 9JE
Form reference: 9218593

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