

Dike, Darlene

From: [REDACTED]
Sent: 28 October 2013 15:36
To: Planning
Cc: Donna Mountain
Subject: Raglan House: Application Ref:2013/6025/P

Follow Up Flag: Follow up

Flag Status: Orange

Dear Mr McDonald

Re Proposed change to 5 lease hold flats

I live in Raglan St, a conservation area


With no external changes and without parking facilities, I am agreeable to your proposals, in the main.

However, within the changes, the proposed roof terrace remains a covered area to protect noise/privacy/conservation areas.

Residents in the street are concerned that the proposed large roof terrace/uncovered area may encourage antisocial behaviour and overlook neighbours

Yours sincerely

[REDACTED]



25th October 2013

Dear Camden Council

We are very concerned about the plan to convert 1 Raglan Street into a block of flats with a roof terrace (application 2013/60125/P) on the first floor. This external roof terrace, for use by residents, would directly overlook our home and into our first floor bedroom. This would greatly disturb our privacy and, as an outdoor communal space, risk causing loud noise, disturbance, and alcohol drinking in both Raglan Street and Anglers Lane, especially late at night. This is a quiet and peaceful area with homes and we want it to stay that way. For this reason we object to the detail of the plan. However we have no objection to the change to residential use if there was no large outdoor amenity space facing the streets.

We ask you to reject this application. Please inform us of your decision.

Yours sincerely



Dike, Darlene

From: [REDACTED]
Sent: 29 October 2013 12:19
To: Planning
Subject: Planning Application 2013/6025/P - Darlene 31/10/13, logged
Follow Up Flag: Follow up
Flag Status: Orange

Change of Use of Raglan Street Day Centre to Residential Flats.

I [REDACTED] did not receive by mail the Planning Application information letter dated 03 October 2013.

I note it was put up in my street but only about ten days ago.

I am concerned about the plan to include a very large external roof terrace. This would be only feet away from present residents in Raglan Street and cause noise and disruption especially in the summer.

Extra accommodation instead of a roof terrace would be preferable.

[REDACTED]



Dear Neil McDonald


29th October 2013

Planning Application 2013/6025/P

Change of use of existing day centre (Class D1) to provide (1 x 1 bed and 4 x 2-bed) residential flats (Class C3) and associated external works including the demolition of the existing first floor conservatory to provide private amenity space

Thank you for writing to inform me of the above planning application. I e-mailed you on 11th October as no drawing or plan was provided on your website. Finally these were made available on 21st October. Clearly the plan is unacceptable in such an intensively residential area and I wish to object for reasons of:

- Noise
- Antisocial behaviour
- Encouragement of outdoor drinking

 I have no objection in principle to change of use to residential accommodation. However the wording '*....including the demolition of the existing first floor conservatory to provide private amenity space.*' relates to a proposed external 'private roof terrace'. Such an amenity would certainly not be 'private'. It would be intrusive to the neighbours living in close proximity. This is in circumstances where the proposed 'amenity space' now directly faces, overlooks and is adjacent to or only feet away from residential homes on 3 sides – that is numbers 24 Anglers Lane and 2 to 10 Raglan Street on one side, the house at number 1A Anglers Lane as well as the 3 floors of flats at 1-2 Anglers Lane on a second side and now the recently agreed planning application for a house at 26 Anglers Lane on a third side. Furthermore, such use of this space is not suitable directly facing a conservation area (whole of the west side of Raglan Street). The size of the proposed irregular roof terrace is very large, measuring some 6 metres along Raglan Street, 8 metres along Anglers Lane and probably 9 metres along the forthcoming house at 26 Anglers Lane and only inches away from that property. This is far too large and it seems the plan has not been well thought through considering the current quiet residential nature of the locality.

The external terrace would be available to as many people as the owner wished to allow access. A collection of 1 and 2 bed flats is likely to be inhabited by young people, who like

to use roof terraces for alcohol drinking, summer barbecues and late night parties. And there is nothing wrong with that. HOWEVER , the residents of the immediate area are largely professional people, families with young children or retired/ elderly. A FIRST FLOOR and EXTERNAL roof terrace without restriction on use is quite inappropriate for such an intensively residential area and would contribute to increased noise, disturbance and late night antisocial behaviour in the increasingly busy Anglers Lane/ Raglan Street area. It would be intrusive to the neighbours living in close proximity. It would also encourage litter and antisocial behaviour as people going along Anglers Lane, an increasingly busy thoroughfare, would be attracted to throw rubbish up onto the terrace. There is also likelihood of people yelling between the roof terrace and street below.

This is in circumstances where a planning restriction prevents the owners of 8 Raglan Street from using their flat roof as a terrace because of overlooking of neighbours and the Grafton public house was recently not allowed to develop a roof terrace from an existing roof.

Finally, parking in Raglan Street is increasingly difficult on weekdays. It is virtually a car park for the Nandos outlet at the top of Anglers Lane. The new house at 26 Anglers Lane is unable to use that road due to double yellow lines and will need to use Raglan Street for parking. What is the provision for parking for yet another 5 homes at this congested end of Raglan Street? On street parking with residents' permits is not feasible in such a crowded area.

I urge you to refuse this planning application until a plan WITHOUT an external communal roof terrace is proposed and some provision for parking. If this is not the case I would like the situation to be considered by the full planning committee and I would like to give my views at that meeting. Thank you for your consideration. Please keep me informed of your decision.

