

203/6381/P

For the
Regener
London B
Town Hal
Judd Stre
London WC1H 8ND

Dear Mr Whittingham

Planning App 2013/6381/P – 7 Old Brewery Mews

20 - 20130 London Registry Support Office - 02
CENTRAL MAILROOM
16 OCT 2013
FINANCE
LE CORDON

The immediate neighbours in Rudall Crescent who previously objected to the earlier application for this property remain unhappy about this new planning application. I am therefore writing to support their objections which particularly affect Ms Storm at 13 Rudall Crescent whose property backs directly onto 7 Old Brewery Mews.

As you know, as part of your negotiations, you required the developer of this property to withdraw her original plans to annex the first floor roof terrace into the house, thus removing the rear terrace. There would seem to be no good reason now to go back on your original advice and allow this to be done, especially as at the time you were attempting to mitigate the deleterious impact of the plans on the Rudall Crescent neighbours. We are particularly concerned, too, that were this application to succeed the developer would then re-submit for other aspects of the first application which were subsequently withdrawn, especially the proposal to create a roof terrace on the new (permitted) ground floor rear extension. In other words we are concerned that the developer wishes to achieve all her original proposals by a process of attrition. This would of course be totally unacceptable.

The developer's agent cites what he maintains are precedents for enclosure. They are not. No 3 backs onto a garden and does not in any way overlook the adjacent property. No 5 similarly does not damage the amenities of the neighbouring properties since it looks onto a brick wall. The other properties cited are in a completely different part of the Old Brewery Mews complex and back onto an office building, and are absolutely NOT a precedent for Number 7 or the other properties in the row of houses of which 7 is a part. Furthermore the distance between & Old

Brewery Mews and 13 Rudall Crescent is much closer than that for numbers 3 to 6 Old Brewery Mews and Rudall Crescent properties, since the mews terrace does not run in a straight line. That means the problems of overlooking and loss of amenity apply much more strongly to Number 7. The officer's report on Number 5's application which was quoted by the developer's agent in this new application is therefore quite irrelevant to the case of Number 7, not least because the first floor roof terrace at Number 5 looks onto a brick wall.

The Rudall Crescent neighbours naturally feel that their privacy would be seriously compromised if this new application were to be approved. We urge you to refuse it.

Yours sincerely,

