

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/4309/P	Peter Ogan	Flat 10 Parkview House 1-13 Miller St London	22/07/2014 13:47:56	OBJ	<p>As an existing resident of Parkview House, comprising 13 flats in the same building as Carlow House, I have followed events with despair. This is the third change of use planning application I have had to comment on.</p> <p>We have learnt that our building was to be refurbished as office space, then it was to be divided into 52 flats, now we are up to 85 'units'. Whilst the council have been powerless to stop the change of use surely 85 units must be regarding as far too high a density. The floor plans look crowded and many of the flats that face only the atrium will have almost no natural light.</p> <p>The atrium can become very hot in the summer, flats that have a through flow of air between the atrium side and the street side can moderate this problem (as we can on the top floor) but where flats only open onto the atrium I suspect that those residents will experience great discomfort in our increasingly hot summers.</p> <p>The noise in the atrium area can be a nuisance, as we experienced during the strip out works, with half the flats opening exclusively onto the atrium I expect noise will be a great source of friction between neighbours in such a high density configuration.</p> <p>Carlow Street is a dead end road with little parking, this doesn't seem to be the best place for such a large number of flats.</p> <p>Overall this application has nothing to do with providing good quality quality homes. Rather it is a crude attempt to wring as much profit from a building as possible. This is a cheap and nasty development where investors simply want to make a quick return.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/4309/P	Luisa Auletta	33 Arlington Road NW1 7ES	16/07/2014 22:21:28	OBJ	<p>The proposed residential accommodation fails to comply with policies set out in CPG 2.</p> <p>Nearly one third of the flats only have a single window facing into an internal glazed atrium, with an access balcony directly outside the window, thus affording no privacy at all and little daylight. The vast majority of flats are single aspect - many North facing only. Nearly all bedrooms have no windows and consequently have been drawn without doors between these rooms and the living rooms. Flats facing towards Arlington Road will have principal habitable rooms (and only windows) looking directly into the backs of the houses and flats on this road approx. only 10m away.</p> <p>The development is for too many units per floor resulting in accommodation which may be of adequate minimum size but which has severely compromised outlook, privacy, daylighting and ventilation to many of the dwellings.</p> <p>The mixture of sizes does not provide larger units for families and will encourage buy-to-leave / buy-to-let investment thus not creating a sustainable community. It appears that no affordable housing is proposed despite the numbers of units being provided.</p> <p>I quote below relevant policy guidance which I believe the proposed accommodation does not comply with.</p> <p>CPG 2 Residential Development Standards - KEY MESSAGE "Development should provide high quality housing that provides secure, well-lit accommodation that has well-designed layouts and rooms."</p> <p>Daylight, sunlight and privacy: 4.21 "All habitable rooms should have access to natural daylight. Windows in rooms should be designed to take advantage of natural sunlight, safety and security, visual interest and ventilation. Developments should meet site layout requirements set out in the Building Research Establishment (BRE) Site Layout for Daylight and Sunlight – A Guide to Good Practice (1991)." 4.23 "Each dwelling in a development should have at least one habitable room with a window facing within 30 degrees of south in order to make the most of solar gain through passive solar energy;</p> <ul style="list-style-type: none"> • All habitable rooms, must have an external window with an area of at least 1/10 of the floor area of the room; • Windows to atriums will be acceptable as external windows in exceptional circumstances only