



Dear Nanayaa,

We live in The Chesterfields, 1B King Henry's Road in Flat 5 (which we own) and would like to give our comments on the application (Ref 2014/7695/P) which proposed work is the following: Change of use from offices (B1) to 8 residential units (2 x 3 bedroom, 4 x 2 bedroom, 2 x 1 bedroom, class C3 in the building known as the Bibendum building.

This application raises concerns of several nature to us and to the extent it is relevant we object to it, for the following reasons:

Light and privacy loss:

- Our flat, as well as several others in The Chesterfields, has an entire façade looking at the courtyard behind the Bibendum building, with 2 large windows and a balcony through which a significant amount of light is provided. This south-facing light penetration, is allowed by the current height of the Bibendum building and the large courtyard right behind it. The construction period and later implied changes will only reduce this light and risk dimming the overall light of the flat significantly. We only just purchased the flat (in August 2014), and the fact it was so bright, although on the first floor, thanks to all this light, played a significant part in our purchase.
- The building is adjacent to 20 flats at The Chesterfields, including ours. At present the rear windows on the Bibendum building, which look at close proximity onto existing bedrooms and living rooms of flats in The Chesterfields are generally opaque. The proposed plan only shows partial opaque glazing to the mansard roof only which will result in a loss of privacy to the flats in The Chesterfields. As a minimum all glazing should be opaque glass.

Noise:

- At present the parking spaces at rear of the building are only used during the day . The proposed residential development will result in the parking spaces being used at all times and especially at night which will create an increased noise level in an enclosed area overlooked by bedrooms of the flats in The Chesterfields.

Environmental:

- The change of use from office/retail to residential will have a negative impact on the local environment and businesses due to a reduced number of people visiting/ shopping in Primrose Hill.

Thank you in advance for taking our comments into account.

Regards
Alice & Tim (Flat 5, The Chesterfields)

