

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2220/P	Lawrence Stromski	2 Northpoint Square London NW1 9AW	05/05/2015 19:28:41	OBJEMAIL	<p>I would like to object to the planning application put forward for “The Erection of a single storey rear extension” at 4 Lock Mews, London, NW1 9AD. I have the following objections to the proposed application:</p> <ol style="list-style-type: none"> 1. The dwelling is currently used for commercial purposes as a student let. For the past three years a new intake of students usually arrives around September and then departs around June. The description of proposal is misleading, as the en suite facilities clearly suggest that the space will be used for another letting bedroom. 2. The bedroom has no access to common facilities of lounge and kitchen and is therefore akin to a squat and provides sub standard accommodation. 3. If a garden store is required a simple shed will suffice. 4. The noise levels from the current dwelling are intolerable to those in adjacent flats who are resting between working shifts as well as those neighbours with young children. There have been numerous complaints made to the students occupying the property about noise, and an additional occupant can only increase the level of noise directly below the French doors to our property. Noise complaints have previously been submitted to Camden Council and to HML Hawksworth Ltd, the managing agents for the development. 5. Whilst it is recognised that a building can be constructed in timber frame, careful attention would need to be paid to ensure that the structure is properly fireproofed and sufficiently soundproofed in compliance with the Building Regulations. I would question whether the current property has the correct level of fire precautions for the multiple occupancy. I am particularly concerned about the compliance with Building Regulations given the proximity to our property. 6. I recognise that not all students will have cars, however the level of occupancy within the property clearly dictates a level of parking requirement well beyond the norm associated with a single dwelling. There is no indication of where additional parking is to be provided . Parking is at an absolute premium in the area and the current level of occupancy within the dwelling is not sufficiently catered for. 7. Lastly whilst it not a planning matter I would question whether the current property is rated a single dwelling or a house in multiple occupation.