

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2726/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street London NW1 8LT	27/06/2015 11:09:00	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>18 June 2015</p> <p>113 Regent's Park Road, Bibendum 2015/2726/P [ground floor]</p> <p>Objection.</p> <p>As we advised on 21 January 2015 on application 2014/7695/P, we do not believe that the ground floor of the building is eligible for the 'prior approval' application approach because it is not formally in office use. We gave the same advice on the application for the Certificate of Lawfulness no. 2015/2546/P on 4 June 2015.</p> <p>The ground floor of the building was formally acknowledged to be in retail use in June 1994 (ref 9400518) when the applicants themselves applied for a Certificate of Lawfulness for retail on the basis that retail use had been established for over 10 years before 1994. This application was, correctly in terms of the known facts, granted. The first floor was, at the same time, acknowledged to be in office use.</p> <p>We have no record of an application for change of use from retail, or for any application for a Certificate of Lawfulness for office use at the ground floor before that made this year (which we also dispute).</p> <p>We advise that the Prior approval application is not valid for the ground floor of the building.</p> <p>Richard Simpson FSA Chair</p>

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2015/2726/P	mark scantlebury	14 chesterfield house 1b king henrys road nw3 3qp nw3 3qp nw3 3qp	26/06/2015 11:38:56	COMMNT	<p>1- As i understand it under the permission they are seeking bibendum cannot alter the external appearance nor structure of the property this includes the windows. Previously planning application number 9500388 shows that a document on 11/2/1998 number 86385 show a condition imposed on the property that the 4 windows at 1st floor level remain opaque to protect privacy of residents and that a drawing also listed here from 27/10/2008 that shows the two large windows on the ground floor on the far left as a condition of planning are also opaque and permanently fixed shut up to a hight of 1.7 metres. To keep the external appearance of the property then both these conditions needs to be carried over</p> <p>The drawings on planning application 2015/2726/P, 2015/2727/P and 2014/7695/P of the rear elevation has removed this condition. We ask it remains as the reason for it is still valid- it protects ours and the other residents privacy and quality of life otherwise bibendum can see directly into our home- the bedrooms and living room.</p> <p>2- the plan for the car park on 2012/2726/P and 2015/2727/P. Car parking space 9 is butted right up against our garden wall. Currently there is a gap of around a metre and a half between that space and our wall. Its important this remains because this route is a fire escape for the residents of the chesterfields and the two businesses on regents park road. These two businesses need to keep that rear access for deliveries.</p> <p>Secondly having a route there allows us access to the front of our garages. It also allows the businesses to temporarily park to deliver down that current walkway and around the rear of the chesterfield flats. We still need access to our garages and the businesses still need access for deliveries. It should be notes that the residential garages, the chesterfields and emerald house have right of access in the rear carpark. Finally i can't see how a car can safely park there without damaging our wall- there just isn't room. Nor is there enough room for the driver or passenger of the car to actually get out of their car as its right up against our wall- the 1 and a half metre walkway needs to be reinstated.</p> <p>3- If the planning is given can a condition be placed on it that they can only build Monday to Friday during working hours and over a set period of time. This is because unlike many other structures under going renovation it is within a few meters of our homes and it would be unfair for us to have to live through the building work 6- 7 days a week. 5 days a week seems fair.</p>

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2015/2726/P	mark scantlebury	14 chesterfield house 1b king henrys road nw3 3qp nw3 3qp nw3 3qp	26/06/2015 09:44:01	COMMNT	<p>Dear Nanayaa,</p> <p>I wish to register my objection to the planning permission.</p> <p>1- As i understand it under the permission they are seeking bibendum cannot alter the external appearance nor structure of the property this includes the windows. Previously planning application number 9500388 shows that a document on 11/2/1998 number 86385 show a condition imposed on the property that the 4 windows at 1st floor level remain opaque to protect privacy of residents and that a drawing also listed here from 27/10/2008 that shows the two large windows on the ground floor on the far left as a condition of planning are also opaque and permanently fixed shut up to a height of 1.7 metres. To keep the external appearance of the property then both these conditions needs to be carried over</p> <p>The drawings on planning application 2015/2726/P, 2015/2727/P and 2014/7695/P of the rear elevation has removed this condition. We ask it remains as the reason for it is still valid- it protects ours and the other residents privacy and quality of life otherwise bibendum can see directly into our home- the bedrooms and living room.</p> <p>2- the plan for the car park on 2012/2726/P and 2015/2727/P. Car parking space 9 is butted right up against our garden wall. Currently there is a gap of around a metre and a half between that space and our wall. Its important this remains because this route is a fire escape for the residents of the chesterfields and the two businesses on regents park road. These two businesses need to keep that rear access for deliveries.</p> <p>Secondly having a route there allows us access to the front of our garages. It also allows the businesses to temporarily park to deliver down that current walkway and around the rear of the chesterfield flats. We still need access to our garages and the businesses still need access for deliveries. It should be notes that the residential garages, the chesterfields and emerald house have right of access in the rear carpark. Finally i can't see how a car can safely park there without damaging our wall- there just isn't room. Nor is there enough room for the driver or passenger of the car to actually get out of their car as its right up against our wall- the 1 and a half metre walkway needs to be reinstated.</p> <p>3- If the planning is given can a condition be placed on it that they can only build Monday to Friday during working hours and over a set period of time. This is because unlike many other structures under going renovation it is within a few meters of our homes and it would be unfair for us to have to live through the building work 6- 7 days a week. 5 days a week seems fair.</p> <p>thank you</p>