

36a Regent's Park Road
London NW1 7SX

Re: Planning Applications 38 Regents Park Road

8 May 2016

**2016/0276/P Upper Floors
Renewal of PP 2013/1041/P Ground Floor and Basement**

Note: there are inaccurate statements in the applications. Camden Planning need to check the submissions carefully, recorded in my earlier objections (letter of 16/10/13):

- **Ground Investigation Report: "No basement adjacent to the site"**
- **Original submission Report: "No party walls are involved"**

This development does not represent social sustainability. Camden Council's pre-submission draft Local Plan states in Policy H1:

"The council will aim to secure a sufficient supply of homes to meet the needs of existing and future households"

As application 2013/1041/P involves converting two apartments into a single unit, it goes against Camden's emerging policy on increasing housing supply, and is therefore not socially sustainable.

Further comments on basement alterations at No 38: (Renewal of PP 2013/1041/P)

I live in the basement flat of No.36, have done for 25 years, and I object to the false assumptions of the latest submissions – the earlier one for No.38 basement alterations (see my letter of 16/10/13) to the consequences of removing the base internal walls carrying the load of the 4 storey house (my objections reinforced by a very experienced London architect).

As for the extended wall at garden level for the kitchen: this runs along the wall of my master bedroom and is most likely to noise at all times unless there is sufficient sound insulation.

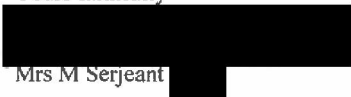
I object *in principle* to the scooping out of back gardens in a built-up area: it is damaging to the wildlife and the drainage.

Re: Application for the upper floors of No.38 2016/0276/P

1. What is that anonymous "lump" on the roof? Whatever it is, it is far too high and an insult to the rhythm of the RPR roofs along the whole road. Therefore I object its appearance on the drawings.
2. While I understand that these large houses need to be adapted to modern living, Camden should ascertain that the brief has accurate information with regard to impact on the Conservation Area and to avoid collateral damage to neighbouring properties.

The issues raised by this application are sufficiently contentious for it to be referred to the Members' Briefing Panel for consideration as to whether the application should be called to the Development Central Committee.

Yours faithfully


Mrs M Serjeant