



12/05/2016

119 Bedford Court Mansions
Bedford Avenue
London
WC1B 3AG

APPLICATION FOR PLANNING PERMISSION 2016/1964/P - 15 ADELINE PLACE

Dear Sir/Madam,

I strongly oppose the plans for a roof terrace on 15 Adeline Place.

My property, 119 Bedford Court Mansions adjoins the planned roof terrace which will undoubtedly have a negative effect on our family life. We have not been consulted regarding this planning, yet my 5-year-old daughter's bedroom adjoins and will be overlooked by the terrace at one side whilst our bathroom will be overlooked on the other. Any noise of chatter or music will cause us distress and any breach in our privacy will prove stressful. There will be built in seating right against the party wall of my daughter's bedroom!

I am very worried about any noise pollution across the roof and through the party wall into my daughter's room and our kitchen. There has been no noise impact assessment and I have grave concern that the terrace will be used for socialising, and parties with potential for a bar/restaurant.

Due to the lack of detail in the plans, we have no understanding of the planned use for the new terrace. The glazed canopy and astroturfing suggests this will be used as an additional floor to the building which can be used all hours. I would be interested to know whether music will be played and whether alcohol will be available to revellers. This looks like a way of adding another floor to 15 Adeline Place; a plan that has been previously refused by Camden.

I have concerns regarding the air conditioning arrangements. Will the air conditioning be shut down after 6pm and at weekends? What are the implications regarding pollution and the proximity to my dwelling (within 5 metres)? How could this nuisance and background creep of noise be enabled, given Camden's Unitary Development Plan?

The general noise from both people and machinery will cause disturbance to many residents of Bedford Court Mansions bearing in mind the light wells can behave as echo chambers.

Bedford Court Mansions has enjoyed current levels of sun and daylight for well over 20 years. The proposed timber screening will have an effect on available light into many properties and bring into question the residents' rights to light. Any such development would cut out much daylight which would be prejudicial to the health and wellbeing of my family and BCM occupants.

It is certain that the building proposal will be detrimental to the living conditions of our adjoining dwelling due to its proximity to windows of bedrooms and habitable rooms.

Due to fire regulations, members of the public will have access to Bedford Court Mansions roof via the fire escape staircase. Who will police the use of the fire escape stairs to ensure that they are used properly?

I am saddened to see the proposals to re-clad this 1920's building and to alter its use in such a way that will cause distress to many people. The planned building works do not 'preserve or enhance' this conservation area's character, in fact they do quite the opposite.

I hope that Camden Council will please take into account my family's concerns, and those of the residents of Bedford Court Mansions.

Yours sincerely,

Dr Francesca Fanari and Mr Tom Gibbons.