

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1964/P	Cody James Wyant	116 Bedford Avenue Bedford Court Mansion	24/05/2016 08:34:53	OBJLETTE R	<p>To Whom It May Concern,</p> <p>I am a resident of Bedford Court Mansions and am writing to object against application 2016/1964/P. Please see the following reasons below:</p> <ol style="list-style-type: none"><li>1) The proposed roof terrace will generate noise from the condensers which are going to be constructed right next to our building, along with this there has not been a noise impact assessment to show the on the effect on residents of Bedford Court Mansions.</li><li>2) The roof has not been used as anything but an empty roof. Turning it into a social amenity and entertainment space will generate too much noise, especially within the contained space between buildings the noise generated will travel and amplify in an anti-social manner. The plans do not provides hours of use, but at any time prolonged social noise will disturb the homes and private residents.</li><li>3) The use of the roof as a social space, used by a number of people (no details in the plan about specific numbers) introduces a security risk to Bedford Court Mansions. With this, no security provisions are either are on the plans, which is against Police Burglary Prevention advice.</li><li>4) The plans show that the lightwell between Bedford Court Mansions and 15 Adeline Place is going to be obstructed by planters and a timber fence or an opaque screen. All of these will obstruct light and air to the Bedford Court Mansions flats around that light well, who depend on it for ventilation and lighting.</li></ol> <p>For all of the above reasons, the application should be refused.</p>

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2016/1964/P	Roger & Bridget Myddelton	111 Bedford Court Mansions Bedford Avenue London WC1B 3AG	22/05/2016 14:04:07	OBJ	<p>My wife and I live in the block of Bedford Court Mansions adjacent to 15 Adeline Place, close to the proposed development in Application number 2016/1964/P. We have the following objections to the current application:</p> <ol style="list-style-type: none"> <li>1. The development represents a significant change in the proposed use of the roof, with the addition of a new glass roof over much of the area being a significant step towards creating the additional floor for which permission has been previously refused.</li> <li>2. In particular the development gives rise to serious concerns over noise, which will potentially have a significant effect on many residents in Bedford Court Mansions, not just those immediately adjacent but those with windows onto the light well close to 15 Adeline Place. It is unclear during what hours the roof area would be used, how many people will be permitted to congregate there and whether music will be permitted.</li> <li>3. Noise is also a significant concern in relation to the proposed air conditioning units, which appear to be substantial, and may give rise to vibration issues as well.</li> <li>4. The proposal for timber screen and planters is vague, and the impact these could have on rights of light currently enjoyed by Bedford Court Mansions residents appears not to have been addressed. An opaque screen would cut off air and ventilation to the light well, which is just as important.</li> <li>5. Lastly on the proposed changes to the roof, we are concerned that the security of Bedford Court Mansions may be adversely affected through more people using, or having access to, the roof of number 15. Partly this is through the fire escape, which should include a "Break the glass" or similar discouragement of casual use. Partly it is through the external security barrier on the frontage of the building, which appears insecure at present.</li> <li>6. As to the proposed changes to the front of the building, we are personally particularly concerned at the proposal to enclose the front light well. This is not in keeping with the general appearance of neighbouring properties and will, in our view, adversely impact the nature and character of the Conservation Area.</li> <li>7. The present frontage of the building fits in well with the character of neighbouring buildings, and we are concerned that the proposed "grey curtain wall frame and powder coated metal surround" will not do so. This is important, of course, in a Conservation Area.</li> <li>8. Generally, the level of detail in the application appears to be less than would normally be expected before any approval can be given.</li> </ol>

Please keep us informed of the future progress of this application.

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2016/1964/P	Guy Leech	101 Bedford Court Mansions London WC1B 3AG	19/05/2016 20:12:35	OBJ	<p>I am writing to object to this planning application on the following grounds:</p> <p>Roof garden will reduce sunlight &amp; daylight to adjacent Bedford Court Mansions light well which is the only source of light to one of our bedrooms.</p> <p>Use of roof garden will increase noise levels into Bedford Court Mansions flats adjacent &amp; below. These light wells amplify and channel noise from adjacent properties.</p> <p>Plant chillers on roof will generate noise - no noise assessment appears to have been submitted which I thought was obligatory when siting plant near adjacent properties.</p>

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