

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/2487/L	Sophie Peach	Flat 3 7 Regent square	22/06/2016 22:26:11	COMMEM AIL	<p>1. Objection to the location of kitchen and bathroom</p> <p>The proposed position of the kitchen and bathroom significantly decreases the dispersal of odours, smoke and water vapour - causing ventilation problems, damp and other water hazards for the rest of the house.</p> <ul style="list-style-type: none"> - The kitchen/cooking facilities should remain where they were up until now, i.e.: the room at the rear of the property, with the cooking facilities and plumbed utilities adjacent to the window, allowing for a hygienic and odour free environment. The bathroom also benefited from its location at the rear of the property to enable adequate ventilation. - The proposed position of the kitchen and bathroom is unsuitable for the dispersal of waste water. Waste water must necessarily be pumped further, creating unnecessary noise nuisance for the neighbouring flats above and below. The position of a washing machine away from supporting walls will increase noise and potential damage from vibration. It also increases the likelihood of leaks, damp and condensation. - Odours from the kitchen and bathroom will not be dispersed adequately. <p>2. Objection to the truncation of a key period feature of a grade II listed property within the Bloomsbury Conservation Area</p> <p>The proposed design of the kitchen truncates the period curvature of the room and creates an awkward corner dead space. Concealing the visual amenity of the property and altering this key feature makes a nonsense of the purpose of listed status: the preservation of buildings and interiors of architectural and historic interest.</p> <p>3. Objection to noise nuisance and overcrowding</p> <p>The owner (and freeholder of 7 Regent Square), Mr Anton Brazili, has a poor record as landlord and steward of the listed building. Prior history over the past 10-15 years make it highly likely that the intention here is to create two bedrooms in order to let the flat more easily to two, four or more tenants.</p> <ul style="list-style-type: none"> - poor record of tenant welfare. Camden Council have issued two improvement notices and three planning contravention notices, over the past 10 years. - a history of letting flat 2 (up until now a studio flat) to three or more people, including for many months to two couples. - Over-occupancy has created noise nuisance, health & safety and fire hazards. <p>Additional points</p> <ul style="list-style-type: none"> - The rear window no doubt needs replacing but the proposed style is incorrect. For reference, No. 8 has the correct style window. - The latest enforcement notice relates to the destruction of listed features, including the two original period fireplaces in flat two. - Mr Brazili is not resident in the UK and the building is being run negligently (and run down) by his

Application No: **Consultees Name:** **Consultees Addr:** **Received:** **Comment:** **Response:**

agents.

The house has existing major ingress and damp issues currently unresolved by the freeholder. This proposal will only exacerbate the issue.
