

CONSULTATION SUMMARY

Case reference number(s)

2016/2487/L

Case Officer:

Charles Rose

Application Address:

Flat 2
7 Regent Square
London
WC1H 8HZ

Internal alterations to ground floor flat including relocation of the bathroom from the front to the rear room and including associated servicing and making good damaged features and replacing the rear window

Representations

| | No. notified | 1 | No. of responses | 2 | No. of objections | 2 |
|---|--------------|---|------------------|---|-------------------|---|
| Consultations: | | | | | No of comments | 0 |
| | | | | | No of support | 0 |
| Summary of representations <i>(in italics)</i> | | | | | | |
| Officer response (in bold) | | | | | | |

Objection to the location of kitchen and bathroom

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.

- 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

Response: These issues were key consideration in the assessment of the proposal. The details have been provided to a satisfactorily level by applicant following the comments and the application has been subsequently amended to adequately detail the waste and ventilation locations. The works will also be subject to Building Regulations and controlled in this manner.

Objection to the truncation of a key period feature of a grade II listed property within the Bloomsbury Conservation Area

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.

Response: Please refer to paragraph two of informative one.

Objection to noise nuisance and overcrowding

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.

Response: this is not a materials planning consideration for the purposes of determining this listed building consent application.

Camden Council have issued two improvement notices and three planning contravention notices, over the past 10 years.

Response: this is not a materials planning consideration for the purposes of determining this listed building consent application.

Over-occupancy has created noise nuisance, health & safety and fire hazards.

The rear window no doubt needs replacing but the proposed style is incorrect. For reference, No. 8 has the correct style window.

Response: The design of the windows has been amended during the course of the application. The window is not the correct style. Officers consider the revised design addresses the objection.

The latest enforcement notice relates to the destruction of listed features, including the

two original period fireplaces in flat two.

Response: Officers have written to the owner about this point. The owner has confirmed the fireplaces are in storage and will be reinstated once the works are complete. A condition has been attached the decision notice requiring the fireplaces be installed prior to occupation of the unit.

Mr Brazili is not resident in the UK and the building is being run negligently (and run down) by his agent. The house has existing major ingress and damp issues currently unresolved by the freeholder.

Response: this is not a materials planning consideration for the purposes of determining this listed building consent application. The application has been determined on its merits.