

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6495/P	gary sollof	6 colville place w1t 2bj	18/01/2017 02:52:08	OBJ	<p>I would like to object to this application. I am the owner of 6 Colville Place and I am concerned by a number of things about the proposal. Many of the issues I have objected to previously, unfortunately, my concerns have not been allayed by these revised plans.</p> <p>The height and bulk of the proposed extension still overwhelms the listed building at 1 Colville Place and could have a harmful impact on it and the conservation area.</p> <p>As the proposed 3rd floor and terrace will be much higher than the 3rd floors on the other properties on Colville Place, this will mean that anyone will be able to overlook from this terrace all along Colville Place. This problem of overlooking will be even worse from the proposed 4th floor terrace and will affect the privacy of my neighbours even more severely at 1, 2 & 3 Colville Place.</p> <p>I note that the proposed 3rd floor terrace is annotated for maintenance use only. Why would a terrace for maintenance use only need a planter to block overlooking down onto the terrace of 1 Colville place? There also appears to be nothing to maintain here, so this seems like a ruse to me. If this flat roof terrace is indeed intended solely for maintenance use only, then surely this can be achieved without the need of railing by using a secured hook and harness system. With no railings this will avoid the issues of noise and overlooking from the terrace being used by the occupants of the property.</p> <p>Even if this was restricted to maintenance use only by a condition, this would not stop it being used by the occupants of the property for smoking and other uses.</p> <p>The 4th floor roof terrace or amenity space, as annotated on the plans, is even more of an issue as it towers over Colville Place and removes our privacy. If the building was occupied fully there could be 30 or more people there and there is no restriction as to how many can use the terrace at one time or for what hours, so there could be 30 people on this terrace for after work drinks on a Friday or at any other time. That would generate a lot of noise and disturbance.</p> <p>The heat pumps and other plant that will be positioned on the 4th floor also concern me. This appears to have been designed to minimum standard and will be behind louvers. I am worried that there is nothing to stop the sound travelling so the noise from the plant will be a disturbance and a nuisance. I can see that the applicant has supplied a new noise & vibration assessment but this appears to be solely concerned with the noise experienced by the occupants of this property and not the noise generated by the new plant proposed for this property, which will cause a nuisance to local residents. Surely they also need to provide noise assessment in relation to their plant and the impact this will have on the many families and other residents who live in Colville Place, Goodge St and Whitfield St.</p> <p>I am also still concerned by the proposed changes to the rear of the property. I notice that the proposed rear first & second floor roof terraces (identified for maintenance only) now have the addition of larger door size opening to allow easier access to the terrace from the offices. This is of major concern to me. At the rear of this building is a well formed by all of the building in this block. So is formed by the buildings on Colville Place, Charlotte St, Goodge St and Whitfield St. Our bedroom looks out into this well, as do lots of the bedrooms in the properties along Colville Place and Goodge St. It is very quite at</p>

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the rear in this well, as it is not used. Someone did try to use a flat roof here as a terrace, and the noise generated from this was unbelievable. Because it is a space contained by 3 storey buildings on all sides, every sound from this terrace reverberated around the well causing a real disturbance to my family and everyone else who lived in the buildings around the well.

So I am very concerned that these areas will be used as terraces for the workers of this building. Even if just 2 people stand here and smoke, their chatting will reverberate around the well as it is so quite here. If these roofs are purely for maintenance, then there is no need to increase the size of the windows to form door size openings from what was proposed in the previous application and to what exists now. There has previous been no need to have maintenance access to these flat roof area and I see no reason that it will be needed with this proposed application. There is also no need for railings when a secured hook and harness will suffice.

This is the 3rd attempt by this applicant to get new roof terraces at this property and these to me seem to be the main concerns I and other residents have. It would be much better if the ambiguity surrounding these terraces were removed. It is very simple to achieve this if no railings were proposed or allowed and the use of secured hooks and harnesses were implemented instead for maintenance use. Then these terraces would be solely for maintenance.

I hope this application is rejected for the reasons above.

Thank you.
