

**Gentet, Matthias**

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**From:** Henry, Kate  
**Sent:** 02 August 2017 15:01  
**To:** Planning  
**Subject:** FW: 2017/0166/P & 2017/0339/L - 14 Regents Park Terrace

Please log as objection to 2017/0166/P.

Thanks,

Kate

Kate Henry  
Senior Planning Officer

Telephone: 0207 974 2521



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**From:** David Shasha [mailto:██████████]  
**Sent:** 01 August 2017 13:37  
**To:** Henry, Kate <Kate.Henry@camden.gov.uk>  
**Cc:** ██████████  
**Subject:** Re: 2017/0166/P & 2017/0339/L - 14 Regents Park Terrace

Dear Kate,

Many thanks for your reply and apologies for not getting back to you immediately on Friday. I was waiting to have a meeting with the owners of the house and their architect to understand if they could remove or vary this aspect of their application having heard our concerns.

I have taken note regarding planning alerts and will sign up to email alerts.

I also noted your comment regarding the difficulty in delaying the application and the request for a Structural Method Statement regarding the excavation.

Please take my email below and this as a formal objection.

With regards to the 1st floor extension, I would like to stress that my objection is based on:

- Loss of views from my property
- Loss of daylight
- Loss of sunlight
- Loss of existing Rights of Light
- Overshadowing
- Sense of enclosure
- Not in keeping with the character and nature of the Grade II listed terrace and granting of this consent will create a precedent

Please take my photos as evidence on the impact of my property.

I understand that Mr and Mrs Maxwelll are also extremely concerned about loss of light and impact on their views.

Thank you for your time and attention to this matter.

Would you kindly let me know if you are going to make a recommendation for refusal?

Kind regards

David Shasha

Sent from iCloud

On Jul 28, 2017, at 11:02 AM, "Henry, Kate" <[Kate.Henry@camden.gov.uk](mailto:Kate.Henry@camden.gov.uk)> wrote:

Dear David,

Thank you for your email. I have made some comments **in red** (see below). Do you want me to treat your email as your formal objection to the proposal?

Kind regards

Kate Henry  
Senior Planning Officer

Telephone: 0207 974 2521



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**From:** David Shasha [<mailto:> [REDACTED]]  
**Sent:** 26 July 2017 16:56  
**To:** Henry, Kate <[Kate.Henry@camden.gov.uk](mailto:Kate.Henry@camden.gov.uk)>  
**Cc:** Sara Berman [REDACTED]  
**Subject:** 2017/0166/P & 2017/0339/L - 14 Regents Park Terrace

Dear Kate

Thank you for your time yesterday and today. As explained, I live next door at no. 15 Regent's Park Terrace and had requested through the Camden consultation to see the plans in February, but did not get a response, nor did not get any notifications through my door. **(As I noted, we don't generally enter into correspondence following objection letters, due to the number we receive. Also, the Council no longer sends neighbour consultation letters; instead we display site notices near to the application site, and if an application is in a Conservation Area it is also advertised in the Local Press. For the future, I suggest that you sign up to our "email alerts" - <https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/planning---email-alerts/>)**

Now that I have seen the plans, I am concerned primarily by the construction of the rear 1st floor extension, and also by the wine cellar that is now being proposed at the conservatory area at the rear.

Regarding the construction of the **1st floor extension**, the new structure will be directly to the right of my own balcony, and will block the light into and views from my property. My balcony and its windows are a major source of light to my house and a key feature of the design and build of these listed buildings.

My concerns with the plans for this extension specifically are :

- it will create a sense of enclosure directly into my garden and my own balcony, and indirectly into my lower ground floor living spaces
- overshadowing into my garden
- loss of daylight/sunlight
- affecting my existing rights to light

I have not seen any daylight/sunlight and overshadowing analysis as part of their application, and I am unsure how this application has been validated without that being done. (We don't always request a daylight/sunlight analysis, particularly for householder applications. However, I can consider this issue in the determination of the application)

Furthermore, I have also read their Planning & Design Access Statement that precedents exist at nos, 2, 3, 4, 5, 6, 7, 8 & 10 Regents Park Terrace. I have taken a look and I don't believe such precedents exist. (I will have a look at this as part of my full assessment) From the viewpoint of my back garden, it looks like there are only two houses which have a brick build extension, and 3 houses that have glass conservatory areas. So 5 at most, instead of 8. The balcony that they wish to build over seems to be an integral part of the original design of the houses on the terrace. The viewpoint from my garden is a little obstructed, however it may be that the facts on the D&A statement may need to be checked properly.

Some of the houses on the Terrace do have additional (alternative) brickwork extensions which have been built above (not on) their balconies (i.e. at a mezzanine level between floors 1 and 2 : please see attached photos). These are higher but do not jut out as much as the proposed scheme at no 14. as they are not built on the balcony area. Such an extension would be more acceptable as it does not block views and has a smaller impact on light and overshadowing.

Regarding the **wine cellar**, the proposal is to dig 3 metres below the existing basement level, and my concern is on the structural impact it could have on the party wall to my property. (I requested that they provide a Structural Method Statement to address how the works would take place and protect the structural stability of the listed building. Impact on structure of neighbouring buildings would be covered by Party Wall Act legislation which is separate to Planning)

I would be grateful if you can consider all of these points when issuing your response to the application. (Do you want me to treat this email as your formal objection to the proposal?)

If you have some time for a short meeting later this week or on Monday, I would be very happy to come to you to look through the plans and explain my concerns.

I would also like to invite you to come and view my property, to have a look at the houses from the garden side and fully understanding what is being proposed, and consider the possible impact. I would like to request that you could delay your decision for a while so that further analysis can be made.

(I can't reasonably delay the application much longer as the applicant could chose to appeal against non-determination, in which case the decision would be taken out of the Council's hands and would be made by the Planning Inspectorate. Also, I don't think a site visit is required; the photos you have provided are very useful in understanding the impact on your property).

Please also note that I will be away on holiday from 1st to 12th August, but I am very flexible to meet or discuss this any time until we leave. After that I can be contacted on my mobile.

Best regards

David Shasha and Sara Berman

15 Regents Park Terrace

NW1 7ED

