

Planning Application 2017/6027/P: Workshop redevelopment at the rear of 38-52 Fortress Road /
Fortress Grove

OBJECTION

London 27/11/2017

Dear Mr Farrant,

I am the owner of 2 Railey Mews, and I am writing to object to the latest proposed planning application by Alephco Developments Ltd for the redevelopment of the workshops at the rear of Fortress Road and, in particular, to the redevelopment within the workshop facing on Railey Mews.

As you might be aware, this is not an entirely a new planning application, but yet another, proposed amendment to a set of existing applications previously dealt by Senior Officer Gideon Wittingam.

I note that the proposed function of the area within the workshop facing the back of Railey Mews has changed once again: the developers now propose to position their plant room here, immediately adjacent to my residential property. This is an alarming prospect, all the more so because the application lacks any meaningful information. Without proper and transparent information, it is impossible to fully assess the redevelopment and how seriously it might affect my property.

As the owner of 2 Railey Mews:

- I am naturally concerned by the proposed placement of a UKPN Substation next to my party wall and a mezzanine with 22 condensing units. Apart from the fact that I do not want to be living bang next door to an electricity substation and 22 condensing units, there is no clear explanation of how the party wall with my property and the wall and window on to Railey Mews are going to be treated, the amount of insulation, or the level sound proofing to be installed; leading to potential noise pollution not only to my property but also to the Mews. The sound report attached to the planning application was reviewed by INACUSTIC, and it was found unsatisfactory. Please see attached report.
- I am unclear about the position of my roof terrace with respect to the proposed redevelopment. I understand from the drawings that an array of 22 condensing units are going to be located in the plant room at a mezzanine level: however, the drawings do not show the presence of any extractors / exhaust ducts, which you would normally expect to see indicated on plans. If extractors are positioned right next to my terrace, it will impinge severely upon my rights and the pleasure of using this outdoor space. My terrace, it must be noted, was recently approved by Camden Council and is fundamental to the living quality of a mews house, given the absence of any other outdoor space.
- I request more information about the proposed double doors onto Railey Mews and definition of the area shaded in yellow on the ground floor as per drawing 1014-PL-C-00. I appreciate the office development must provide a fire escape, but the increased footfall is a serious concern. I fear that such doors rather than be used in an emergency only, would be regularly used as a short cut to the Pineapple pub and local transports and even worse as a

smokers corner. Such misuse will result in disturbing mostly the families at the bottom of the Mews and increase -noise and litter generally for all who live in the Mews.

I therefore request Camden Council to urge Alephco Developments Ltd to improve the level of detail provided in its application, so as to make clear exactly what is proposed. This will allow us all, as local residents, to make an educated decision about the merits and acceptability of the proposed redevelopment. Until such clarifications are provided, **I OBJECT STRONGLY** to the present application.

Yours fatefully

Domenica Sansone

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