
From: Sexton, Gavin
Sent: 21 August 2019 08:56
To: Planning
Subject: 2019/3891/p (155 Regents Park Road) FW: Concerns regarding the Regent's Park Road hotel planning application

Follow Up Flag: Follow up
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cheers

Gavin Sexton
Principal Planner

Telephone: 020 7974 3231



Sent: 21 August 2019 08:11
To: Sexton, Gavin <gavin.sexton@camden.gov.uk>
Subject: Concerns regarding the Regent's Park Road hotel planning application

Dear Mr. Sexton,

██████████ co-owners of ██████ Regent's Park Road, ██████ which is directly adjacent to the site of the proposed hotel in Application Number 2019/3891/P. As such, we are uniquely vulnerable to potential impacts as a consequence of this development.

██████████ is on the ground floor and has two bedroom windows and one reception room window on the side facing Regent's Park Road (please see image attached). The other side of the flat has 4 windows looking on to the courtyard, at least two of which would look on to the cycle stores planned for the project.

We are concerned about the impact this development would have on quality of life of occupants: in particular, impacts from construction noise and dust and as well operational noise and other impacts. Compounding this is the fact that ██████ is self-employed, works from home, and has a ██████████. It is also quite possible within the next year that I too will work from home. We would like to preserve our right to live free from noise nuisance and other pollution (ie. dust) in our own home.

In the planning documents it is seen that the rubbish disposal plan is to have a city refuse vehicle stop and idle directly outside the windows of our flat while rubbish bins are emptied into it. The noise associated with this on a regular basis would be a significant increase in the noise disturbance we occupants would suffer and would likely present a noise nuisance. We therefore would demand that plans be changed so that this situation would not occur if the overall planning for the hotel was approved.

In addition to this, if we decided to rent out the property, which is an option we were considering before news of this development, the development would most likely impact our ability to find renters and the rent that could be charged - thus having a direct monetary impact.

Since occupants of [REDACTED] Regent's Park Road we are in a position to uniquely suffer both from the construction and (potentially) the operational phases of the planned hotel, we would like plans to be changed so that the impacts on us of the current plans during the operational phase (such as the noise from rubbish disposal) are eliminated and that compensation be made to us for unavoidable impacts on physical and mental health during the construction phase.

Also, if possible, we would like to be alerted to any possible impacts to quality of life we have not foreseen above in our consideration of the project, and to be informed of any means we have to prevent any possible damages to quality of life due to this project.

We thank you in advance for your attention and support on this matter.

Best regards,
[REDACTED]

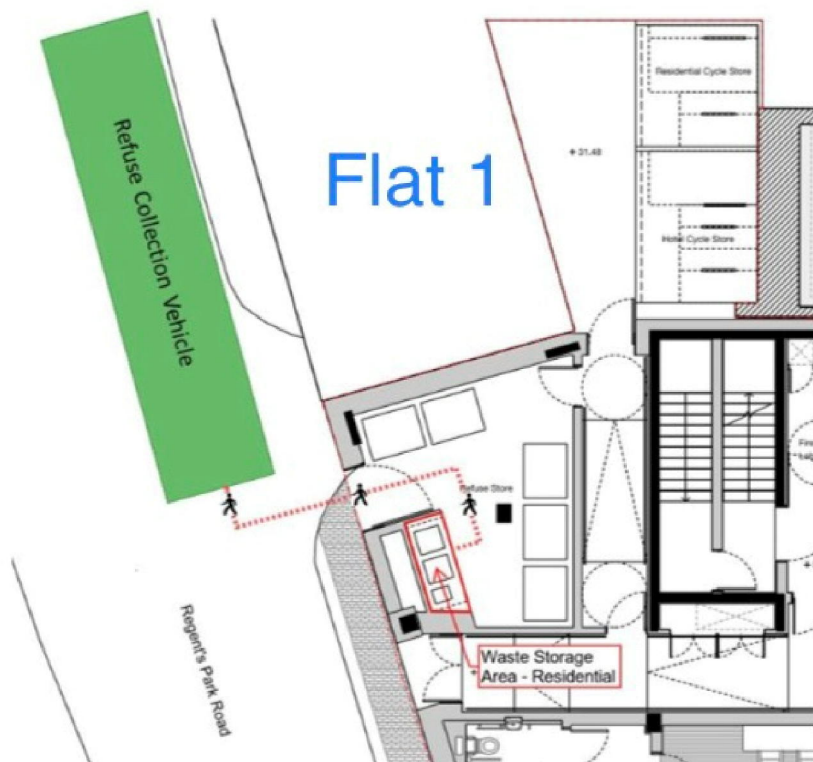


- Suitable floor drain provided; and
- Suitable lighting and ventilation provided.

3.6 WASTE COLLECTIONS

- 3.6.1. On nominated collection days, the appointed LBC waste collection contractor will park their RCV on Park Road adjacent to the proposed waste storage area. Access to the waste storage area will be external doors which will be fitted with a digital lock, the code to which will be supplied to the waste management contractor prior to the development being occupied.
- 3.6.2. The waste collection contractor will collect the bins directly from the waste storage area and will transport them to the RCV.
- 3.6.3. The access route provided for the LBC waste collection contractor to transport the bins to the RCV free and a suitable drop kerb will be provided.
- 3.6.4. **Figure 3-3** shows the parking location for the LBC RCV and the access route that will be used by the waste collection contractor.

Figure 3-3 - RCV Parking Location and Access Route



Source: Piercy & Company, Proposed Ground Floor Plan, Drawing No.: 13545-A-00-00-100 Rev A

- 3.6.5. Once the bins have been emptied, the LBC waste collection contractor will return the bins to the w

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