

Application No:	Consultees Name:	Received:	Comment:
2019/3891/P	Robin Pearson	21/08/2019 18:00:52	OBJNOT

Response:

155 Regent's Park Road, London, NW1 8BB, 157 Regent's Park Road, London, NW1 8BB

Erection of an eight storey building plus two basement levels comprising a retail unit at ground (Class A1), a hotel (Class C1) and single residential unit (Class C3) on the upper floors, with associated works.

Dear Sirs

Re: Planning Application 2019/3891/P

[REDACTED]

[REDACTED] My flat faces the rear of the proposed hotel development and Adelaide Road opposite Chalk Farm Underground Station.

On the existing plans, the site is marked in red and the remaining site of the rear flats and commercial premises are marked in blue, indicating that the applicant also owns this part of the site. This point is also made elsewhere in the application documents. As indicated above I have a lease on flat 6 for 180 years. This in planning terms indicates an ownership of the flat.

The existing development is a UJ shaped series of buildings fronting Adelaide Road, Haverstock Hill and Regent's Park Road and was constructed in 1984 as a single development of 4 and 3 storeys designed to complement the street scene, respect the listed building of the Chalk Farm Underground Station and the Roundhouse. The development also provides a valuable commercial element on the ground floor with self-contained 1 and 2 bedroom flats above and car parking in the middle.

This has been the position ever since. The block is located on the edge of Camden Town as a mixed use with the residential element predominant.

The proposal for an 8-storey 'end piece' of the comprehensive development would be completely out of context to the street scene. It would dominate the setting of the underground station - a Grade II listed building, and be completely out of character and overshadow the remaining residential flats.

The applications own Sunlight and Daylight Report accepts that the development overshadows and reduces light to the residential flats behind. The proposal is completely unacceptable in its effect on the remaining development of Adelaide Tavern of which it forms an integral part. It cannot be separated from the remainder of the site of which the front part is an integral element.

An 8-storey development in this location would be out of character and discordant to the street scene. It would dominate the Roundhouse - a Grade II* listed building, and be out of character with the generally lower and more domestic height property found in the locality.

As for my own flat, [REDACTED] it will provide an unsightly overbearing mass to the south east of

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				<p>the bedroom and living room windows. It would reduce daylight, sunlight and sky views.</p> <p>It is trying to develop one aspect of an existing comprehensive site to the detriment of all the remaining units on the site.</p> <p>The application should be refused:</p> <ul style="list-style-type: none">✦ as a serious overdevelopment of a limited and only partial site that causes loss of light and overshadowing to the other flats within the development.✦ The scheme is unsympathetic to the setting of 2 listed buildings - the Roundhouse (grade II*) and Chalk Farm Underground Station (Grade II).✦ The proposal at 8-storeys is out of character with the surrounding street scene which is predominantly 3 and 4 storey. <p>Should the application be recommended for approval I would like the opportunity to attend the planning committee and speak against it.</p> <p>Robin E Pearson Bsc(Econ), Dip TP, MRTPI.</p>

Total: 5