

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0928/P	julian stone	31/03/2020 21:47:31	OBJ	<p>My property is 2 Smyrna Mansions and I would like to object in the strongest possible way. For years now, especially during Summer, the noise coming from the student accommodations, as it is now, has been excessive - numerous parties over the weekends. Two of my bedrooms face out toward the accommodation and during warm summer nights, the windows need to be open - at night and the day. As a result the noise level will frequently prevent sleep. Should the work commence the dirt and dust levels which would enter the flat would be unbearable - especially for asthma sufferers.</p> <p>The noise of night work would be unbearable.</p> <p>Smyrna road is a quiet residential road - well, not for long if this project goes ahead. It would cause traffic, noise and potential danger to the road and property foundations which would be caused by the numerous lorries going back and forth.</p> <p>As my property also looks over the proposed accommodation, the expansion of the property would enable many more student flats to overlook my 2 bedrooms.</p> <p>I believe the light would also be affected.</p> <p>I think it is fair to say - and as will be evidenced - there is not a single person in the area or community who would approve of this. The upheaval, the noise, the dirt and additional noise this would all cause would severely and unfairly disrupt everyone's life, both during and after the construction. I believe there is absolutely no merit in allowing the additional student flats to be built and believe the downside to this way exceeds any upside in a few more apartments being built.</p>

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2020/0928/P	Fabian Birgfeld	31/03/2020 21:39:03	OBJ	<p>As residents and freeholder of Smyrna Mansions my partner and I are strongly objecting to application 2020/0928/P.</p> <p>Our apartment is located on the 3rd floor of Smyrna Mansion facing the back of the Francis Garner Apartments. Smyrna Road is a very quiet residential road with almost no traffic which is one of the primary reasons why we chose to live here. While the proposal essentially adds 2 floors and removes the light-wells to make space for 15 more students, the organisation of the space and the distribution of the bedrooms concerns us the most.</p> <p>Currently 23 bedrooms are facing Smyrna Mansions, 5 bedrooms per floor except for the 4th Floor with 3 bedrooms. There are no bedrooms on the lower ground level facing Smyrna Mansions. The proposed building would significantly increase the number of bedrooms facing Smyrna Mansions from 23 to 50 with 7 bedrooms on each floor except for the 6th floor where 2 bedrooms face our building.</p> <p>The increase of bedrooms facing the back of Smyrna Mansions would significantly increase the level of noise for the following reasons: (1) Student housing is statistically proven to be more noisy than residential apartments. (2) We have already filed numerous complaints about noisy late student gatherings over the years with the landlord and the council. These are only likely to increase with the numbers of residents. (3) The removal of the light-wells of the current structure means all fresh air will have to come from the windows, many of them in the back of the building where now 50 instead of 23 bedrooms are located. There is no plan for other fresh air supply or air conditioning. During warmer days open windows will let air in and ambient sound out. (4) Noise from the bedrooms in the basement and lower ground floor - where there aren't any currently - will get amplified as it bounces off the back facade of Smyrna Mansions and travel upward (see studies on acoustic resonances in courtyards in the Journal of the Acoustical Society of America among others). (5) The 7 terraces on basement level and the 4 terraces on the roof also add additional outdoor space which currently do not exist. Because of the proximity to our building any noise from any outdoor activity will be amplified. The potential use of the terraces for social activities or smoking will likely add another source for noise and pollution.</p> <p>Also, having 50 instead of 23 student bedrooms with a direct sightline into our bedroom violates our right to privacy.</p> <p>While the building capacity increases by only 16 additional beds, moving many of the bedroom to the back of the building would disproportionately impact the residents of Smyrna Mansions who would suddenly have twice as many students as before as their direct neighbours. It would change the quality of our lives and the make-up of our immediate neighbourhood.</p> <p>Therefore, we strongly object to the development as the more than doubling of bedrooms that face our flat would cause a significant increase in ambient noise levels, violate our privacy and fundamentally change our immediate environment with irreversible consequences.</p>

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2020/0928/P	Oliver Berman	31/03/2020 22:35:00	OBJ	89-91 West End Lane Francis Gardner Apartments Ref 2020/0928/P

Dear Sir/Madam,

I am a resident and freeholder of Flat 1, Smyrna Mansions, NW6 4LU, a ground floor flat whose rear bedrooms and garden area are overlooked by the proposed development and I wish to object to the development on the following grounds:

1. Impact on privacy √ I am extremely concerned that the proposed development will impinge on the privacy of rear bedrooms in my flat. Francis Gardner Hall currently has 23 bedrooms facing Smyrna Mansions with none at the lower ground floor level. The proposed building would increase the number of bedrooms facing Smyrna Mansions from 23 to 50.
2. Impact on noise √ Over the years √ residents of Smyrna Mansions have made regular complaints to Francis Gardner Apartments about noise from its residents using the rear fire escapes and outdoor space for socialising and loud parties, such that the warden/management company of Francis Gardner Apartments had to ban its residents from using the balconies or outdoor space to reduce noise disturbance. I am extremely concerned that the proposed development includes increased rear outdoor space at basement level, the use of which is likely to cause noise disturbance to residents of Smyrna Mansions.
3. Impact on light √ the light levels in the rear bedrooms on the ground floor of Smyrna Mansions are already poor. Although the application includes an assessment of the impact on light levels in Smyrna Mansions and suggests they will remain within acceptable levels, any negative impact on already poor light levels would be unacceptable.

Yours sincerely,

Oliver Berman
