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Dear Rose Todd

Thank you for agreeing I can email my concern to you about the proposed upheaval the owners of houses number 1 and 2 Chester Gate, are hoping to create once again.

[REDACTED] in question and I am a [REDACTED] I rely on my patio doors being open constantly to provide fresh air. My patio overlooks the [REDACTED] [REDACTED]. I value the peace and quiet and lovely surroundings and am very concerned if I am about to be next to a commercial unit. with ongoing coming and going of workers once it is refurbished. Let alone the horror of the noise dirt and vehicles coming and going if the work is allowed to go ahead.

We had to endure approximately 3 years of noise and dust from the refurbishment of these properties and they are in pristine condition now, having been cared for while empty. There seems no reason to change from residential to business premises at this stage in time. My fear is for tax evasion reasons they will continue to do this with properties that remain unsold, to reduce their tax bill. So it can happen again and again....!

It is agreed there will be an over abundance of vacant offices since the pandemic made companies realise working remotely is satisfactory. The country is short of residential homes, not short of office space.

There is no security for me with my doors open to my patio and various workmen will once again have access and will realise how vulnerable we are here with no gate to the rear of our properties. Access is all too easy and there have been break-ins recently in the Mews.

I am concerned about lorries and vehicles coming and going plus the noise and dirt created of walls and floors being broken down once again. The removal of debris will also mean large lorries again.

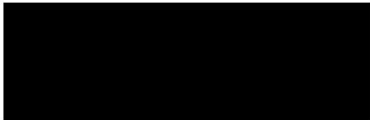
Only last week a road maintenance vehicle narrowly missed a cyclist in the Outer Circle as he drove his lorry at a speed to end of Chester Gate and over the white line into the path of the cyclist. A serious accident was narrowly avoided.

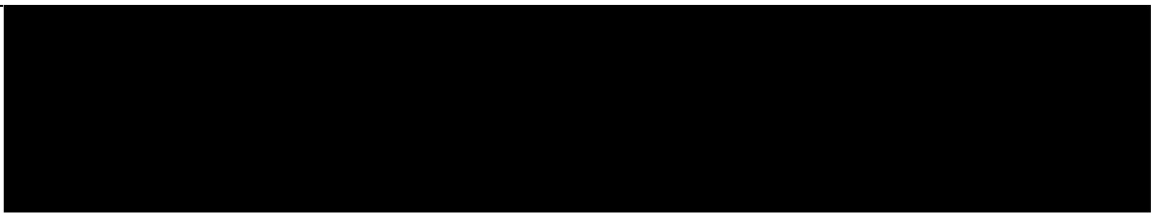
Furthermore, when the properties were refurbished to the current condition, there was concern over ground movement as measurements were constantly being taken of the structure of the building. How much banging can the structure and surrounding land take?. The Victorian tiles in the area adjacent have cracked, I am sure with age but also with the vibration of the building work.

Please think very carefully before you allow people who do not live in Camden to disturb the peaceful enjoyment of our lovely surroundings.

I will send you a picture from my mobile, of how near my patio is to the side of the two houses in question.

Kind regards





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2020/2963/L - 1-2 CHESTER GATE PLANNING APPLICATION

Could we register our concern about the effect of developing office complexes in this small residential area. This seems a bold move to get extensive approvals for a residential development for owner occupiers now switched to not owner occupiers and now switched to office use.

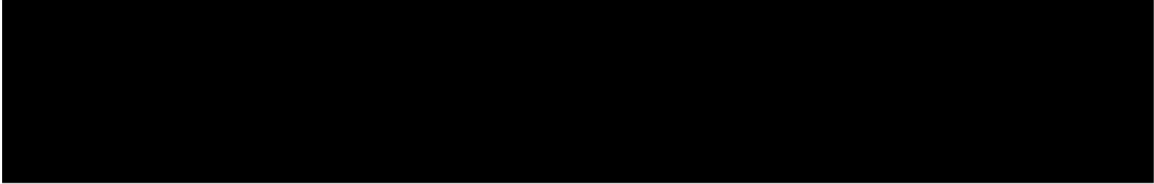
Methinks this seems strange

Hope you can organise a thorough review

Thanks




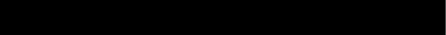
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Dear Ms Todd

RE: 2020/2963/L - 1-2 CHESTER GATE PLANNING APPLICATION

I have recently been alerted to the proposed planning application cited above, and the proposal to turn houses into offices. I have a number of concerns as a resident of 


I am concerned that the proposals will have a negative impact on the Grade 2 listed building and the Regent's Park Conservation Area and will change the character of the area for a number of reasons.

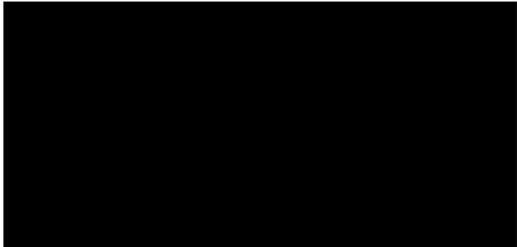
First, Chester Gate has already been reduced from two lanes to one and the pavements narrowed to accommodate the garden of 8-10 Cambridge Terrace. This increases traffic queuing to enter the Outer Circle, and traffic for the offices will exacerbate this further. I would anticipate that offices require more deliveries and will have more visitors.

We already have issues with delivery/maintenance vehicles blocking access/exit to the mews, temporarily parking badly in resident permit bays, on double yellow lines, and obstructing Chester Gate access from Albany Street. Further works will add to this.

Our neighborhood has suffered noise pollution and inconvenience since 2015 when work started to change the Outer Circle properties into luxury residential housing, with a massive building programme including basement digging. This proposal will lead to more disruption during the works and further inconvenience once completed.

I would be grateful if you could request a CONSTRUCTION MANAGEMENT PLAN and let us know your thoughts.

Thank you for your attention



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Rose Todd

I have 3 main concerns relating to this application.

1. It's perpetuating the ongoing dilution of the values of "listing" properties around/within Regents Park – sad.
2. The existing traffic flow problems of Chester Gate will be exacerbated.
3. The previous "disruption" following the work on the property was so stressful and would not be welcome, again!

Look forward to a sympathetic outcome!

Yours Sincerely,

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Dear Ms Todd,

REF: 2020/2963/L (1-2 Chester Gate NW1 4JH)

Further to our telephone conversation yesterday, here are my comments regarding the property:

- 1) during the proposed building works and
- 2) after these works are completed and it becomes an office space.

1) During the building works:

- Please confirm that the works are solely for 2 Chester Gate as some documents refer to 1-2 Chester Gate, others simply 2 Chester Gate.
- Will there be any scaffolding? The works are internal but will scaffolding be erected at the rear for any potential exterior painting or roof inspections/works while on site?
- There is no mention of air conditioning. Please confirm that there will not be any a/c units installed at the property.
- Where will the builders gain access and what will be their working hours? I trust they will access from the front and will be restricted to working Monday-Friday 8am-5pm only and that they will not work on Saturday or Sunday. These were the rules enforced for the building works at 6-8 and 9-10 Cambridge Terrace and 1-2 Chester Gate when the previous contractors worked on these premises.
- Where will deliveries of building materials take place? Where will large lorries and delivery vans park while loading and unloading materials?

Reasons for my concern:

- There are Residents Parking spaces directly adjacent to the rear of the property, some of which are up against the rear door of 2 Chester Gate.
- Access to the rear Mews is restricted due to the narrow access route and angular shape of the Mews. What measures will be in place to stop access to the Mews being blocked by delivery vehicles.
- Please note that we have already had substantial and lengthy building works to Cambridge Terrace and Chester Gate for over 3 years. Most of the access was from the front (builders, contractors, deliveries...) but, nevertheless, it caused disruption to the Residents.

2) New office space:

After works are completed and the offices are used, what are the plans for all the employees? Where will they gain access to the building, front or rear? I trust it will be from the front as our parking spaces back up towards the rear door.

What are the plans for the inevitable increase in daily activity and vehicles such as the numerous office deliveries, access for maintenance/cleaning contractors or visitors/clients attending meetings?

Where will staff park bicycles/scooters/mopeds as there is little or no space available at the rear?

Reasons for my concern:

- The width of Chester Gate has been dramatically reduced to a single lane one-way street (due to recent new garden at 9-10 Cambridge Terrace) and parking spaces reduced.

- Access to Cambridge Terrace Mews is by an angular narrow road which leads to:

- a) rear access for Cambridge Terrace and their underground garage,
- b) rear access for Albany Street and their underground garage and
- c) Cambridge Terrace Mews houses and their garages and parking spaces.

- This is a vital thoroughfare for many Residents and the area cannot be used as a delivery bay for vans, a parking area for contractors, a waiting area for visitors' cars/taxis or courier motorbikes.

- Access from Chester Gate into Cambridge Terrace Mews is also tricky as there is a sharp left turn. This is dangerous if a waiting car or delivery van is parked on the slope along the side of 2 Chester Gate as there is little visibility until you have turned the corner.

- Furthermore, the pavements in the area are narrow and there is also a fair amount of traffic turning from Albany Street into Chester Gate. It is impossible for vehicles to stop as there isn't any space and there are double yellow lines along the length of Chester Gate.

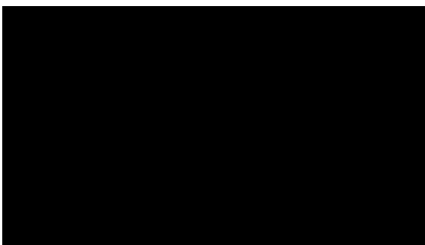
This is a quiet Residential area. The property at 2 Chester Gate would cater for a considerable number of staff and would be the largest office space in this area. This would cause noise and disruption to Residents in Chester Gate, Albany Street, Cambridge Terrace and Cambridge Terrace Mews because of disturbance both at the front and rear of the building.

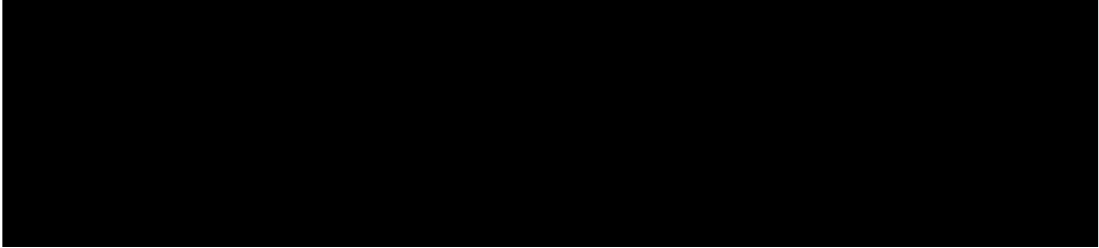
I also believe that, in Central London, there is already a substantial amount of office space that is empty and waiting to be let.

This Grade II Listed building should be used for residential purposes and not offices. In the Heritage Asset paragraph of D&A Statement (page 2), it refers to the property as: "No 2 Chester Gate forms part of a group of four semi-detached houses, lying to the rear of 1-10 Cambridge Terrace", it should therefore remain a house - and a home.

I will send you some photos by separate email which might make my comments easier to visualise.


Thank you for your assistance and if you have any queries, please do not hesitate to contact me.





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Hi,



I understand that after the extensive work and disruption of the other part of this project — plans are commencing to continue causing inconvenience to residents of Chester Gate. I understand they wish 1-2 Chester Gate to be converted from residential to office use contrary to the original consent. The original project contemplated the residential character of Chester Gate. This will increase traffic at a time when the width of the road has already been reduced against the residents' wishes to service the desires of the other part of this project. It now makes no sense to increase traffic by converting to office usage. It has been several years of disruption already. To the extent any work goes on it much not cause disruption to the other residents.

Regards,



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Dear Ms Todd

As the owner of [REDACTED] I am very worried about the application to use 1 and 2 Chester Gate for offices.


This is supposed to be a Conservation Area, and the Crown has strict rules about where and how we can park etc. and what we can and cant do. As residents we respect this.

Offices would inevitably incur more traffic, and there are just no spaces left for parking. Delivery vans would probably wish to come down into the Mews – where we are already quite congested in getting in and out, (and the noise on the cobbles is loud!) The main road through Chester Gate, which is now down to one lane, after permission was granted for the garden extension, leaves no room for cars ‘dropping off’, and traffic will build up behind and into Albany Street. It is a very busy through way.

I would beg you to take all these considerations in, before granting permission for Offices.


Yours sincerely,





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Dear Miss Todd


 exiting from the mews into Chester Gate, we wish to raise concerns with the planning Application notice that has appeared on the lamppost outside 1-2 Chester Gate.

As you are aware the Candy property developers original planning application including material change of use for the conversion of the former Grade 2 listed Cancer Research offices in Chester Gate as part of the 7 properties they purchased intended to be converted into a single luxury 50,000 sq ft mansion where the Candy family was intending to reside. There was also an application to narrow the roadway to allow a private Garden outside 8-10 Chester Gate, rejected by Camden Council, but subsequently overturned by the Planning Inspectorate.

Original building works on the Candy properties commenced in 2015 and lasted 4 years causing disruption and construction in the area. While we applauded the change of use and conversion of the properties at 1-2 Chester Gate back to residential, for which they were originally constructed, to allow them to be have change of use back to office space would be a retrograde step; impact on the residential nature of the area, impact on traffic congestion and the already very limited parking for residents and consequently pollution and safety of cyclists and pedestrians.

We hope that you will take these comments into account.





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Dear Ms. Todd,

I have noticed the planning application in respect of 1-2 Chester Gate and wish to object to same for the following reasons.

1. There is a substantial need for residential property in the area and if granted this application will further deplete residential availability.
2. If converted to business use it is likely that additional vehicular will be drawn to the premises, which would be undesirable.

If only for the above I would urge you to turn down the application.

Kind regards,



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Dear Ms Todd

RE: 2020/2963/L - 1-2 CHESTER GATE PLANNING APPLICATION

Thank you for your time on the phone  we would like to raise the following issues regarding the proposed planning application:


- Regents Park is a conservation area with listed buildings.
 - ∞ The proposals will have an impact on the Grade 2 listed building and the Regent's Park Conservation Area.
 - ∞ It will also change the character of the area.
- The width of Chester Gate was reduced to one lane and the pavements were narrowed to accommodate the garden of 8-10 Cambridge Terrace.
 - ∞ Increased road blockage will occur on Chester Gate - offices require more maintenance and deliveries.
 - ∞ With nowhere to park/pull up we already have issues with delivery/maintenance vehicles blocking access/exit to the mews, temporarily parking badly in resident permit bays, on double yellow lines, entering the mews and obstructing Chester Gate access from Albany Street.
 - ∞ It is already very awkward for cars, cyclists and pedestrians. Further works will add to this.
- The neighborhood has suffered years of inconvenience (since 2015) while the properties were upgraded into luxury residential. This proposal will lead to more years of disruption and further inconvenience once completed.

I would be grateful if you could request a CONSTRUCTION MANAGEMENT PLAN and let us know your thoughts.

Looking forward to hearing from you

Many thanks

Kind regards



Application No:	Consultees Name:	Received:	Comment:	Response:
2020/2963/L	Mark Bennett	02/08/2020 19:58:48	OBJ	<p>My objection is for the following reasons (amongst others):</p> <ol style="list-style-type: none">1. Refurbishment will create additional traffic, noise and congestion problems both in the short term during works but also in the longer term as an office;2. Refurbishment is against the current movement strategy of the Royal Parks and the proposals for Regents Park;3. The Council should be encouraging more residential use of the buildings around the Park not reverting back to commercial use;4. The refurbishment and use of the building as an office will cause access problems for the residents of Cambridge Terrace Mews and Cambridge Terrace in accessing their homes and the underground car parking area.5. The refurbishment poses a further risk to pedestrian and cycle safety by increasing traffic and building activity at both the turning in from Albany Street into Chester Gate and leaving Chester Gate by turning left or right into the Park. Chester Gate is already narrow and full of traffic -this will add further danger to non car access users and pedestrians.

Printed on: 04/08/2020 09:10:05

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2020/2963/L		02/08/2020 19:58:48	OBJ	<p>My objection is for the following reasons (amongst others):</p> <ol style="list-style-type: none">1. Refurbishment will create additional traffic, noise and congestion problems both in the short term during works but also in the longer term as an office,2. Refurbishment is against the current movement strategy of the Royal Parks and the proposals for Regents Park;3. The Council should be encouraging more residential use of the buildings around the Park not reverting back to commercial use;4. The refurbishment and use of the building as an office will cause access problems for the residents of Cambridge Terrace Mews and Cambridge Terrace in accessing their homes and the underground car parking area.5. The refurbishment poses a further risk to pedestrian and cycle safety by increasing traffic and building activity at both the turning in from Albany Street into Chester Gate and leaving Chester Gate by turning left or right into the Park. Chester Gate is already narrow and full of traffic -this will add further danger to non car access users and pedestrians.
