

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4034/P	Richard Simpson for Primrose Hill CAAC	31/10/2020 19:08:03	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>21 October 2020</p> <p>106 and 108 Regent's Park Road NW1 8UG 2020/4034/P</p> <p>Objection.</p> <p>The agent's Design and Access statement clarifies the application proposals as follows, identifying the condensers (units) at (unnumbered p. 3) as:</p> <p>At No. 106, Unit 1 located at the front of the house, to serve the master bedroom at the 1st floor At No. 108, Unit 1 located at the rear of the house, to serve bedrooms at 1st and 2nd floors At No. 108, Unit 2 located at the front of the house, to serve the bedroom at the lower ground floor of the building.</p> <p>We question the statement, and the Overheating analysis as follows.</p> <p>No plans have been submitted of the whole property with this application, so we have referred to ref 2019/0194/P for layouts and details necessary to consider this application. The plans allow the application to be understood both in context – including the front garden – and to see the arrangement of the rooms to be served by the proposed condensers.</p> <p>At No. 108 (unit 1) there is no bedroom at 1st floor shown on the 2019/0194/P drawings. We question the need for Unit 1 at No. 108.</p> <p>There is a statement at p. 8 in the Overheating analysis 'Another issue is that the windows will have to be assumed to be closed at night as it is directly below a busy road so noise is an issue and closed curtains will also affect the airflow into the space.'</p> <p>This statement is made generally, but only the lower-ground-floor bedroom at no. 108 can be said to be located 'below' a road, and it is not directly below in that there is a former front garden and area between the road and the house.</p> <p>It is striking that no allowance has been made for the shading and sheltering effect of trees or other planting in the former front garden. The analysis, at p. 10, states that 'Trees have been omitted in case they are ever removed in the future'. We note the tree at No. 106 and that trees are subject to protection in the conservation area, we also note that other planting can be effective in shade and noise attenuation.</p> <p>We also note that the bedroom at the lower ground floor in No. 108 is stated at 2019/0194/P Section EE to be a guest bedroom. What occupancy might be expected for a guest bedroom to justify Unit 2 at No. 108?</p> <p>We question the justification for Unit 2 at no. 108.</p>

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				<p>We suggest, as residents who live in the area and in houses and flats built to comparable plan, that through ventilation is possible, and that the problems of over-heating are over-stated here.</p> <p>We urge the Council to take the climate emergency seriously and refuse consents for unjustified use of plant and energy.</p> <p>The Council rightly asks for applicants to fund Council nominated, independent structural engineers to test the structural proposals for basements: a comparable approach would be helpful in applications for plant of this kind.</p> <p>Richard Simpson FSA Chair</p>

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2020/4034/P	Richard Simpson for Primrose Hill CAAC	31/10/2020 19:07:50	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>21 October 2020</p> <p>106 and 108 Regent's Park Road NW1 8UG 2020/4034/P</p> <p>Objection.</p> <p>The agent's Design and Access statement clarifies the application proposals as follows, identifying the condensers (units) at (unnumbered p. 3) as:</p> <p>At No. 106, Unit 1 located at the front of the house, to serve the master bedroom at the 1st floor At No. 108, Unit 1 located at the rear of the house, to serve bedrooms at 1st and 2nd floors At No. 108, Unit 2 located at the front of the house, to serve the bedroom at the lower ground floor of the building.</p> <p>We question the statement, and the Overheating analysis as follows.</p> <p>No plans have been submitted of the whole property with this application, so we have referred to ref 2019/0194/P for layouts and details necessary to consider this application. The plans allow the application to be understood both in context – including the front garden – and to see the arrangement of the rooms to be served by the proposed condensers.</p> <p>At No. 108 (unit 1) there is no bedroom at 1st floor shown on the 2019/0194/P drawings. We question the need for Unit 1 at No. 108.</p> <p>There is a statement at p. 8 in the Overheating analysis 'Another issue is that the windows will have to be assumed to be closed at night as it is directly below a busy road so noise is an issue and closed curtains will also affect the airflow into the space.'</p> <p>This statement is made generally, but only the lower-ground-floor bedroom at no. 108 can be said to be located 'below' a road, and it is not directly below in that there is a former front garden and area between the road and the house.</p> <p>It is striking that no allowance has been made for the shading and sheltering effect of trees or other planting in the former front garden. The analysis, at p. 10, states that 'Trees have been omitted in case they are ever removed in the future'. We note the tree at No. 106 and that trees are subject to protection in the conservation area, we also note that other planting can be effective in shade and noise attenuation.</p> <p>We also note that the bedroom at the lower ground floor in No. 108 is stated at 2019/0194/P Section EE to be a guest bedroom. What occupancy might be expected for a guest bedroom to justify Unit 2 at No. 108?</p> <p>We question the justification for Unit 2 at no. 108.</p>

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