

From: Wendy Burton

Sent: 25 April 2021 12:43

To: Planning

Subject: Planning application 2021/0604/P - 24 Regents Park Road, London, NW1 7TX - for the attention of Obote Hope

Dear Obote Hope,

We are writing to you as the owners and occupiers of no.22 Regents Park Road, London, NW1 7TX - we own one of the houses next door to no.24 Regents Park Road, which is the subject of planning application 2021/0604/P. I have tried several times to make these comments directly on your website but the search facility for the appropriate planning application does not seem to be working.

We note that objections need to be made by 1st May 2021.

Our objections to the application are limited but are as follows :

1. We object to anything that increases the height of the building as this would have a direct effect upon the sunlight that reaches our garden. As it is, our garden only has sunlight for most of the day from May to August and if the height of no.24 Regents Park Road, were to be increased at all significantly, the sun would be behind that house during a large part of the the afternoon for that period as well. This would mean a very significant diminution in the enjoyment of our back garden as it would mean that our garden would be in shade for most of the day all year round. At the moment there is a scaffolding structure erected on the top of no.24 which significantly reduces the sunlight into our garden. We accept that this is only temporary and the owner of no.24 has assured us that this structure will be taken down shortly, but it has demonstrated to us how important it is to us that the height of the building should not be increased in any way.
2. Using the roof of no.24 as a roof terrace (which presumably is intended as decking is to be put down) means that the skylight in our roof could be overlooked. The area underneath our skylight is the landing outside our top floor bathroom and bedrooms and therefore using the roof as a roof terrace does amount to a privacy issue for us. Using the roof as a roof terrace may also mean noise issues for our top floor bedrooms if it is used late at night.
3. The "exterior fireplace" in the back garden is next to our back garden and our wooden fence and is obviously a potential fire hazard. We would wish adequate precautions to be stipulated for this and we also seek assurance as to how the flue from this is going to operate and to where the smoke and fumes will be directed.
4. We note that an air conditioning condenser is to be installed on the roof, very close to our house/roof. This seems to us to be very environmentally unfriendly but, apart from that, we are not sure how much noise and/or dampness and/or fumes an air conditioning condenser generates and what effect this being on the roof will have if we sleep and live with the windows open on the top floor as we do in the summer, which is presumably the only time when the air conditioner will be used.

Kindly acknowledge receipt of this email.

Regards,
Wendy Burton