

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3183/P	Peter H. Hufschmid-Hirsch buehl	25/08/2021 10:34:12	AMEND	Dear Sir / Madam

The owners of flat 6 (A. Moret) and flat 5 (Hirschbuehl / Hufschmid) jointly request that the erection of the enclosure referred to in planning application 2021/3183/P at 4.1 [Formation of new enclosure to existing flat roof stair hatch to enable installation of Automatic Opening Vent (AOV) smoke control system with associated maintenance door access to flat roof] can be dispensed with. They request that the AOV (Stirling CR140 Casement Ventilator, as proposed) be placed directly on the now existing hatch, thus eliminating the need for the enclosure.

Justification:

- As of today, the property at 6 Regents Park Road does NOT qualify as an HMO because more than 50% of the seven flats are owner occupied (flats 1, 2, 5, 6).
- Due to the very tight space on the roof of the property and the proximity of the two extensions, which are just 1300mm apart, the enclosure would lead to undesirable and severe consequences for the owners of the roof extensions, and indeed for the remaining flats in the building.
- Since the privacy screen and the enclosure with its door to the roof are mutually exclusive, the privacy screen would have to be removed. This would remove the protection of the amenities of both flats.
- The patio and its window of flat 6 would be completely covered by the enclosure and lose its important function for the well-being of the residents. In particular, the southern incidence of light in flat 6 would be massively reduced.
- Camden Planning proposed to install 'angled fins' instead of the privacy screen on the two windows of flat 6 and 5 which face each other. This solution is not acceptable because it would lead to a further significant reduction in light in both flats.
- Both owners suggest that the erection of the enclosure and its undesirable consequences on flats 6 and 5 would result in a significant reduction in the material value of their flats.
- The owners of the flats ask the Council to consider that the enclosure must be erected solely because of the existence of the two roof extensions.
- The two owners have already had to invest significantly in fire safety measures as part of the construction of their extensions: fire-safe and self-closing three-hinged entrance doors, electric fire alarms in each room, AOVs above the internal staircases, sprinkler systems, and even fire-safe doors between rooms.
- It can be objectively questioned whether the enclosure really adds to the safety of the two flats in the rare event of a fire. What is certain, however, is that the consequences of the enclosure would massively reduce the daily quality of life in both flats.
- Moreover, the physical reality is that the enclosure would not benefit the residents of the other flats below. On the contrary, the almost three-metre-high enclosure will act as a resistance in the event of a fire and massively obstruct and delay the flow of smoke out of the stairwell and the AOV.
- To sum up, doing without the enclosure would mean that the patio of flat 6 would be preserved, the massive reduction of light entering both flats would be prevented, the amenities of both flats would be preserved, the material value of both flats would not be endangered, the quality of life of both flats would be preserved, and the safety of the lower flats would not be reduced by hindering the outflow of smoke through a resistance on the roof.
- Based on Article 34 of 'The Regulatory Reform (Fire Safety) Order 2005', the owners of flats 6 and 5 conclude that the erection of the enclosure is not 'reasonably practicable' and ask the planning authority to waive the requirement to erect it.

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Yours sincerely,
Oscar Moret, Tina Hirschbuehl Hufschmid, Peter H. Hufschmid-Hirschbühl
