

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3299/P	Sharon Minnis	02/09/2021 14:25:32	OBJ	<p>I wish to strongly Object to the planned development and refurbishment of this 1846 Victorian house. I have examined the plans fully and I have an in depth knowledge of the site having lived in this property for over 16 years. The plans were originally submitted in 2016 but in 2019 the previous leaseholders of the flat said they was not going ahead with the building works as it would structurally compromise the integrity of the building. The proposed plans are an over development of the property and not fitting with the local environment. This House is a freehold Camden Council house and the basement flat is a leasehold property.</p> <p>The planning application consists of converting a 3 bedroom property into a 2 bedroom which goes against Camden councils planning policies and the objectives of it's Core Strategy of increasing housing supply and therefore not socially sustainable. The plans also wish to remove internal structural walls within the basement which carry the load of this 4 story house. The plans also want to change the floor layout which does not take into account noise disturbance to the adjacent property above. The open planed living rooms and dinning room are directly below the entire footprint of our flat, encompassing our bedroom, bathroom, living room, kitchen and hallway, the new layout does not minimise noise disturbance.</p> <p>The open plan nature and size will act like an echo chamber reverberating noise through our entire flat. Camden's Development polices clearly states homes should be arranged to minimise noise disturbance, avoiding situations where bathrooms, living rooms and kitchens are directly above or below bedrooms. This plan does not do this and would cause extreme distress to your council tenant's.</p> <p>As we are the first house on Regents Park Road and in a Conservation area, also considered to be a BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION this is an unadulterated example of a Victorian town house built in 1846. We feel that the extension and changes to the exterior of the building will completely change the overall architectural styles and aesthetic look and unbalances the composition of this House. The extension dose not give a positive contribution to the character and appearance of the Conservation Area. This house is unique, it has not been changed from when it was originally built as so many houses in this conservation area have been, if this build work was to go ahead it would change this house forever and it's architecture would be lost to history.</p> <p>The house a good examples of the local building tradition and the extension and external changes are not in keeping with the harmony of the original form and character of the house and the historic pattern of extensions within this group of buildings along the length of Regents Park Road.</p> <p>The extension is visible from the street level and the view compromise the gap between the buildings and through which a views into the mews road Regal Lane will now be blocked from street level and will adversely affects the setting of the building and the general street scene as viewed from Regents park road and the mews road Regal Lane. The extension also blocks our through access down the side of the building and infringe on our rights of access.</p> <p>There are also inaccuracies in the plans that are over 5year old. This slack and laziness on behalf of the architects on submitted old plan without updating, reappraising any changes that have occurred shows the lack of care or real interest in this building and its history. The fundamental inaccuracy brings into question the quality and care taken when undertaking this assessment of the building and brings into question the care that will be taken throughout this proposed building work.</p> <p>I believe this to be an over development of this property and the building work and new landscaping will not only disturb the local environment but also the varied variety of wild life within this area.</p> <p>We have an array of wild birds including a colony of long tail tits, green and spotted wood peckers along with other wild birds and insects such as bumble bees, humming bird hawk moths and more importantly Bats. The Conservation area and surrounding environment should be preserved to benefit the hole of the wider community and the requirement of an in depth impact statement in regard to the actual build process if it happens would need to be issue. This would need to include a clear risk and management plan to facilitate</p>

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use of the premises by others in the building and visitors without any interruption for noise, access or other related reasons together with dust and percussion noise assessments.

I would also like to bring to your attention that in the Design and Access statement section 4.03 asks for the removal of a palm in the rear garden, this has already been removed in earlier 2016 and as 1A is only a leasehold property they needed consent from Camden as the freeholders of this property. These works were not approved by the tree and landscape officer.

I did also contacted building control in 2016 with this and other issues including the construction of a doorway in the party wall between the properties 1a leasehold flat and 3 Regents park road a privately owned property. They confirmed that no planning had been sort of any kind for these building construction and the doorway is still there to this day.

I would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

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