

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3299/P	Aaron Phillips	14/09/2021 21:17:07	OBJNOT	<p>I'm Strongly objecting to the planning application. I have lived at the property for over 16 years and the proposed build work will not be in keeping with the Conservation area or benefit the local environment as it is an over development of this property.</p> <p>The proposed planned extension would not be in keeping with the architectural style and would not give a positive contribution to the overall character and special contribution this houses gives being the first house on Regents Park Road.</p> <p>The house is an Italianate Villa, If this planned building work was to go a head the house would lose it's unique and unadulterated status as it has not been structurally changed from when it was originally built.</p> <p>The extension would be visible from the street level and be unduly prominent as the view would not be in harmony with the original form and character of the house and would compromise the gap between the building 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.</p> <p>The side extension would overshadow the front of the communal areas and also block through access for all the other residents of this property. The windows at the front and rear will be modified and replaced with new double glazed aluminium units that will change the original features and the ascetic look of the house. The materials proposed will not be in keeping with either the houses original features or the Conservation area statement and recommendations as an inappropriate materials as too would the cladding and gate at the front of the extension.</p> <p>The build would also encroaches beyond the boundary of the floor above and use external walls they do not own and would create noise disturbance into the upper part of the building. The front garden and walls are not owned by the leaseholder and the proposed enlargement too the height of the walls would mean the loss of outlook and sunlight from our flats and garden space.</p> <p>The house Freeholder is Camden council. The application to refurbishment of lower ground flat and rearrange the layout of the flat would mean the remove of internal wall and the lowering of the floor level.</p> <p>The structure of the house has already been weakened by the adjoining properties refurbishment and major cracks are still visible all over the house.</p> <p>Removal of structural walls could seriously compromise the structural integrity of the hole house and is of grave concern to all the residents.</p> <p>The rearrangement of the layout would mean the open planned living room and dinning room would be directly under our entire flat.</p> <p>The bedroom, bathroom, living room, kitchen and hallway are all directly above the open planned layout and would breach Camden's Development polices that homes should be arranged to minimise noise disturbance especially where bedrooms are involved. The plans would create substantially higher noise levels and disturbance by changing the use from a bedroom to a living room / dinning room. The removal of bedrooms making the flat from a 3 to a 2 bed property goes against Camden councils planning policies and the objectives of it's Core Strategy of increasing housing supply and therefore not socially sustainable.</p>