

Mohammed Ahmed

From: Patrick Marfleet
Sent: 07 October 2021 10:06
To: Planning Planning
Subject: FW: 8 Regal Lane - 2021/4120/P - Follow up

Please upload to the above

Patrick Marfleet
Senior Planning Officer

Telephone: [REDACTED]
-----Original Message-----
From: Charles Reekie [REDACTED]
Sent: 06 October 2021 18:28
To: Patrick Marfleet [REDACTED]
Subject: Re: 8 Regal Lane - 2021/4120/P - Follow up

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Patrick,

I would just like to add that, despite all of the drawings submitted, there isn't one which shows how close the rear edge of the side extension is to the existing bedroom window of 7 Regal Lane e.g. 6", 1 foot, several feet. Without this detail it is difficult to tell the impact of the side extension, and thus to have a view as to how acceptable it is.

Regards

Dr Charles Reekie

> On 6 Oct 2021, at 16:38, Charles Reekie [REDACTED]
>
> Patrick,
>
> I am writing directly to you as it seems the Camden planning site is not operating properly and I am not able to put in comments.
>
> The overall design is interesting and modern and will be an improvement on the existing building which has little architectural or conservation merit. However I would advocate that the front of the building should be white, perhaps by liming the existing bricks. The reason for this is the very low level of light in this section of Regal Lane and a white front elevation would be a significant step in reflecting additional light. It would also match the neighbouring building at 9 Regal Lane.
>
> The previous approved application was for an extension to the rear and roof of 8 Regal Lane. This application includes, in addition, a side extension above the existing car port. I have some reservations about the effect of the side extension on the light and privacy of 7 Regal Lane (my

property) particularly the light falling on the front bay window of 7 Regal Lane, and also about the closeness of the side extension to the 1st floor windows as the side extension will be close to both windows of the main bedroom at 7 Regal Lane with possible impacts on light, privacy, and increased noise. The modelling that the applicants have done indicates that the impact on light reduction will be small, but as it is modelling, it is prone to error and that section of Regal Lane is already very dark, so any reduction to the amount of light will have a disproportionate effect on No 7. I am not sure how this can be mitigated but I believe painting the front elevation of No 8 white would help a lot.

>

> However my major concern is the difficulty of construction. Regal Lane is very narrow, and the previous renovations at 9 and 10 Regal Lane have proven that skips (even a mini-skip) and large pallets of materials cannot be delivered or collected from that section of the Lane. I understand that in order to minimise disruption that it is intended that much of the revised building will be delivered pre-assembled, but I fear that it will be impossible to deliver large, pre-assembled items. I would ask that approval conditions be put in place around the method of construction to address these issues e.g. as far as possible, using the car parking area at the rear of the building as a means of access.

>

> Overall I am not against the overall proposal as the design is better than the existing building which needs to be improved. I would appreciate it if any approval had conditions/safeguards about the effects of the side extension on light, privacy and noise and also about construction.

>

> Regards

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> Dr Charles Reekie