

**Rafi Miah**

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Daer Mr Wong

I write on behalf of myself and Jayne Barr who are the owners of 8 Lancaster Stables , NW3 4PH . The property shares a party wall with the application site .

We object strongly to the elements of flat roof terrace, roof access and reformed plant room for the following reasons .

1. The description says “ formation of terraces on flat roof “. We have searched the submission and can find only one mention of a terrace facing the communal gardens . There is either an error in the description or the drawings .Either way this should be clarified as it is a key component of the application .
2. The first floor plan says roof access. I believe this means “ for maintenance only “ but this should be made clear .
3. The flat roof at the top is cleared of plant and a new plant room formed . Access to this is not clear but should only be from within the building with a lock controlled by the management company .The proposed sections seem to show a protected walkway .
4. Railings are removed on the top which is good but for safe maintenance we believe it should be noted that a proprietary safety system acting as a Roof Edge Fall Prevention system should be noted .

5.A few years ago a property in Lambolle place received permission for a maintenance access terrace and then applied to make it a usable terrace .

LBC refused this second change quite rightly . We believe a condition should be applied on this application to prevent subsequent applications making it an access all areas terrace which would be against your terrace policies .

We are also asking that a condition should be applied for the party wall situation against all east side properties in Lancaster stables . These are 4, 6,8, 10 and12 .This wall should be treated as detailed and prescribed by Robust Details and Part E of the Building regulations as a condition .

Please register this objection against 2022/1270/P , the detail application . If you believe it is appropriate please register against the Prior Approval application 2022/1280/P also Thank you for your help in this matter .

Alistair Barr RIBA , ARB , AoU