

Rafi Miah

Dear Mr Wong

I am writing regarding the above application. Virginia and I share a party wall with the site..

1. ROOF TERRACES

We strongly object to the 'formation of roof terraces on flat roof' referred to in the planning application

11 of the 18 apartments have no outside space so the occupants will be predisposed to use the roof as a communal outside area. This is right next to our bedroom and we have been disturbed by people playing loud music and talking before; please see text of email below, to the organiser of the artists who used the building in May 2021.

The application is misleading. The outside areas on the ground floor of the plan are drawn in great detail, with tiles and greenery and although the planning application specifically refers to the 'formation of roof terraces on flat roof' there are no tiles or greenery on the roof terrace area and no safety railings.

We believe a condition should be placed on the planning to restrict access to the roof for maintenance only. This would enable us to enforce against any noise issues in the future.

A neighbouring property in Lambolle Place was granted access to the roof for maintenance and attempted to change this into a roof terrace. This was denied by Camden planning.

2. SOUNDPROOFING

We believe a condition should also be placed on the planning that the party walls be properly sound proofed. As prescribed by Robust Details and Part E of the Building regulations.

It is good to see the old plant being removed please also make it a condition that any new plant be properly soundproofed.

3. PARKING

18 new units will significantly increase parking demand in the area. It is already difficult to find a parking spot in resident's bays. We believe a condition should be made that the occupants of the new units are not eligible for parking permits.

Best

Ian Dench and Virginia Garcia

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