

[REDACTED]

Subject:

OBJECTION to Planning Application No: 2022/5492/P

[REDACTED]

Dear Sir/Madame

I strongly object to the above application for the following reasons:

The creation of a roof terrace [that will be directly under flats in Cresta House] at first floor level on the existing rear flat roof:

While they are so far proposing to use the roof terrace only during office hours [9 to 6pm Monday to Friday] I am concerned that what they might do is create the scope for a restaurant or bar. In any case, the noise of office workers or potential restaurant/bar patrons and cigarette fumes will be a nuisance to all the flats above.

Regardless if the hours are 9am to 6pm or extended into the night, there will be no way to enforce it.

I have also noted that they are creating 2 sliding door accesses onto the terrace at the south and north ends. With footfall traffic going through these 2 access points, the residential flats in Cresta House are most likely to be impacted by greater noise level.

The replacement of existing condenser units on the rear flat roof with a new consolidated acoustically attenuated dedicated plant area on the same flat roof.

The proposed work to erect "a new consolidated acoustically attenuated dedicated plant area" to house 6 condensers on the South end of the building, is likely to give rise to increased noise level and greater heat dissipation, affecting flats directly above, not to mention, it appear to be a large unsightly addition to our South end of the building..

Noise Impact Assessment Report 25361.NIA.01 – Rev A:

7.4 Proposed Plant Installations Current design proposals do not outline a detailed Mechanical & Electrical [M&E] specification. It is understood that the plant is to be installed at up to three locations, on the west facing elevation of the building. A full plant noise assessment will be undertaken at a later project design stage.

I have also noted that they made a number of adjustments to limit the impact on the nearby residential buildings of Station House (currently Swiss Terrace), Centre Heights and Dobson Close which are approximately 23 – 33m respectively away from their proposed installations – but have made **no mention of limiting the impact on our flats in Cresta House** which are much closer and directly above. I find it unacceptable that they have not taken into account the harm their condensers will inflict on residents at Cresta House who are within much closer proximity.

And they did not provide specific details of the condenser units they plan to install per ***Noise Impact Assessment Report Report 25361.NIA.01 – Rev***

Kind regards
MRS SONA SHAHDADPURI

[Redacted]

Subject: Objection to Planning Application - 2022/5492/P

[Redacted]

Dear Sir/Madam,

I am a resident, [Redacted] of the landlord of a flat in Cresta House and would like to object to this planning application.

Sincerely,
Emily Cheng (Flat 22, Cresta House)

RE: Objection to Planning Application: 2022/5492/P

Dear Sir or Madam,

I am writing to object to a recent planning application submitted by Countryroad Investments Limited (Planning Application: 2022/5492/P).

I have serious concerns with regards to:

1. The creation of a roof terrace at first floor level on the existing rear flat roof (i.e directly below Cresta House residents)

- **Noise from officer workers & patrons:** Whilst the applicant is so far proposing to use the roof terrace only during office hours (9am to 6pm Monday to Friday) limiting to 20 patrons at any one time, I am concerned that they are intending to create a restaurant or bar. Regardless of whether it is used as a break-out area for office workers or potential restaurant & bar patrons in future, the noise and cigarette fumes will be a nuisance to our flats above at Cresta House. This arrangement is wholly dependent on the applicant's self-monitoring and enforcement, and will not be workable without involvement and enforcement from authorities.
- **Noise from footfall traffic:** Creation of 2 slide door accesses onto the proposed rear terrace at the South and North ends, will inevitably lead to greater footfall traffic and noise. Flats directly above at Cresta House will be affected by the noise.
- **Impracticality of the dedicated intensive planting:** I am concerned that trees planted will be of sufficient height, providing a launch pad for any potential intruders to burgle the flats above, compromising security at Cresta House. There is also no mention of the type of planting or trees, and how the applicant will manage and maintain any over-growth and potential impact to the flats directly above.

2. The replacement of existing condenser units on the rear flat roof with a new consolidated acoustically attenuated dedicated plant area on the same flat roof.

- **Noise & heat dissipation from condensers:** the proposed work to erect "a new consolidated acoustically attenuated dedicated plant area" to house 6 condensers on the South end of the building, is likely to give rise to increased noise level and greater heat dissipation, affecting flats (i.e. Cresta House residents) directly above.
- **Lack consideration to Cresta House residents:** We also noted that they made a number of adjustments to limit the impact on the nearby residential buildings of Station House (currently Swiss Terrace), Centre Heights and Dobson Close which are claimed to be 23 – 33m respectively away from their proposed installations. However, the applicant has made no mention of limiting the impact on flats at Cresta House which are much closer and directly above. I find it unacceptable that they did not take into account the harm their condensers will inflict on residents at Cresta House who are within much closer proximity.
- **No details of proposed Mechanical & Electrical (M&E) specification of condensers:** In addition, there are currently no M&E details of the 6 large condensers, and details of their noise and heat dissipation impact, as well as operating hours of this proposed installation.

- **Large unsightly M&E box unit:** The proposed design of the “New Dedicated Acoustically Enclosed Plant Room” looks unsightly and appears to be a mismatch to the rear façade of the building. It is common practice to situate such a plant room at the rooftop of a building, and its proposed location on a 1st floor level is unsuitable.
- 3. Replacement of all windows at first and second floor to the front and rear elevation, and repositioning of the windows along a new line**
- I urge planning officers to seek for more detailed graphic representation regarding the finished appearance of the proposed window design. It is difficult to visualise and assess how this will impact the overall appearance of both front and rear facades of the building from Planning Drawings.
- 4. Alterations and replacement of the entrance façade to the main entrance and adjacent retail / office space.**
- Likewise, detailed graphic representation of the finished appearance of the proposed entrance façade to the main entrance and adjacent retail /office space is required to illustrate how the overall façade will appear in totality, as opposed to a limited/partial view we find on the applicant's Planning Drawings and Design & Access Statement.
 - We are concerned that the applicant's proposal will result in a total mis-match of the front facade to the front entrance of Cresta House, and the other existing shop fronts that they claimed to change in future.
- 5. Other observations:**
- **No on-site notices and neighbour notifications:**
 - At time of writing this objection, I was not able to locate an on-site notice in relation to this planning application at the front and rear sides of 125 Finchley Road, London.
 - Countryroad Investment Limited is also a freeholder of Cresta House, and it did not notify nor consult Cresta House residents and flat owners.
 - The applicant's managing agent, James Andrew Residential, did not inform Cresta House residents and flat owners regarding this planning application and its impact.
 - **Sub-standard noise report (*Noise Impact Assessment Report 25361.NIA.01 – Rev A*) submitted by KP Acoustics:**
 - This noise report was poorly prepared, and I noted the following contradicting points and errors:
 - i. Per the report's Summary (page 1 of 13), it refers to “...*the suitability of the site at 40 Broadway, London*”, contradicting the main content. It begs the questions whether they lifted the content from the report intended for 40 Broadway, London, and changed it for 125 Finchley Road, London.
 - ii. Noise Measurement Positions 2 & 3 depicted in Green and Blue do not match the descriptions (page 3 of 13)
 - iii. Per paragraph 7.4 (page 10 of 13), “... *Proposed Plant Installations Current design proposals do not outline a detailed M&E specification. It is understood that plant is to be installed at up to three locations, on the west facing elevation of the building.* ”. This contradicts the applicant's planned intention for a single dedicated plant room noted in the submitted Planning Drawings, Planning Statement and Design & Access Statement.

- The report provided little consideration of the noise impact to the residents of Cresta House, Xinhua News Agency and residents at 119 Finchley Road; but to their neighbours further afield at Dobson Close, Swiss Terrace (previously Station House) and Centre Heights.
- I find the content of this noise report unreliable.
- **Historical background and planning permission/premise licence refusals within the vicinity of Cresta House:**
 - A number of planning applications were refused and as follows:
 - i. **Roofoods Limited T/A Deliveroo at 115-119 Finchley Road**, retrospective planning permission refused, and Deliveroo will vacate the site in May 2023, and will remove all associated equipment (i.e. external plant equipment: 3 extract ducts, 4 flues, 3 air condensers, 3 air intake louvres and vents, e-bike parking and charge points, bin store and parking space) by August 2023.
 - ii. **MIA Lounge, 135 Finchley Road**: premise licence refused to allow extended trading hours
 - iii. **Piano Bar and Restaurant, 115 Finchley Road**, premise licence refused, to turn into a late-night belly dancing bar, and to serve meals and drinks to its patrons on the forecourt of their property, and at the rear of the building (which is next to the rear end of Cresta House) for extended trading hours to 4am.

On the grounds of detrimental impact to residents at Cresta House, I would re-iterate my objection to this ill thought out and inconsiderate planning application.

Yours faithfully,

Felix Ko

██████████ Cresta House Residents Association & Flat 19 Cresta House, 133 Finchley Road, London NW3 6HT