

**Subject:**

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 am a resident and in situ Chairman at Centre Heights, the building next to the proposed development/rooftop/breakout.

I support all objections made by the residents at Cresta House.

I am aware that they have made specific objections and I support those.

My submissions will be of a more general nature to reflect the feeling that we as residents in Swiss cottage have to these sorts of applications and the policing as such.

Swiss Cottage is a predominantly residential area. It houses thousands of residents and several blocks within the immediate vicinity. It suffers from antisocial behaviour and noise pollution.

The office and work community is to a minimum.

We as residents have had several years of absolute torture from noise.

The MIA lounge and the previous establishment have given off noise pollution for many years. There is a smell from the Shisha coals that resonate through our building. They have opened a bin store on the Finchley road – for which they do not have planning – they are meant to keep their refuse indoors and bring it out 2 hours before collection and only on collection days. None of this has been policed or dealt with despite several complaints from residents. Further they are in contravention of smoking laws but I would like you to contact me separately about this.

They proposed to do the same and have a roof terrace. I ask one question of the committee, how would you feel if a roof terrace where people collate and smoke would affect your lives.

People who are at home during the day need their mental health to be looked after whether they are staying at home for personal reasons/age/personal circumstances/work. None of these groups should be discriminated against in line with the government's any-discrimination policies.

A rooftop area – for breakout is not required – there is a park and open space less than a minute walk. With what Cresta houses have had to endure. The noise and smell pollution as well as anti-social behaviour, the council should be protecting residents and the area and not have it descend into a free for all.

I have little to no confidence in any enforcement action and I oppose this application with the strongest possible statement that I can make.

I would like to be kept in line with any correspondence and any dates or documentation served as I will attend any hearing and this written objection is to be placed before any planning hearing or paper application

Kind regards

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Reza Pashazadeh

Information in this message is confidential and may be legally privileged. If you are not the intended recipient, please notify the sender, and please delete the message from your system immediately.

**Subject:**

Objection to Planning Application: 2022/5492/P

Dear Sir or Madam,

I am writing to object to the planning application submitted by Countryroad Investment Ltd., no. 2022/5492/P.

**The Proposal of Creating a Roof Terrace on the 1/F on the Existing Rear Flat Roof.**

- ∞ This area is directly under the residential flats, it will be a nuisance for us residents with the noise and cigarette fumes from the office workers. And worse if it were to become a restaurant or a bar! I understand that the time is limited to 9am to 6pm Monday to Friday, but who will be there to reinforce it?

Cresta House faces Finchley Road which is very polluted and noisy. The windows and balcony facing Finchley Road are good for nothing, we can never open these windows. Fortunately, we have a rear balcony which offers us a view, sunlight and a breeze of fresh air. It is so quiet, we can hear the birds sing.

If there is noises and fumes coming up from their roof terrace, residents will be forced to close the rear window (the only access to clean air). Please don't take that away from us!

- ∞ The proposed sliding doors for accessing the roof terrace is in very close proximity to my flats. I am very concerned about the noise from the increased traffic.
- ∞ Dedicated Plant Area, has the structure of the Cresta House been designed to hold loading of the soil and the trees they are proposing? When full grown, the vegetation might also impact the view of the flat directly above.

**Proposal for Condensers Units Area on the Rear Flat Roof**

- ∞ As mentioned above, the rear balcony is my only access to fresh clean air, quietness and tranquility. I am very very concerned about the noise and heat dissipated by the condensers as my flats are directly above them!

And what an eyesore!

This is unacceptable! It will take away all the enjoyment I have living in Cresta House.

- ∞ Why does the impact study only focus on the neighbouring residential buildings that are so far away (Centre Heights, Dobson Close etc.) and not on their own neighbours in Cresta House?

Business comes and goes but for residents Cresta House is our home. It is a place where we relax and enjoy a moment of peace after a hard day's work. Please don't let them turn it into a nightmare for us.



**Subject:**

Objection to Planning Application: 2022/5492/P



**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) 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.

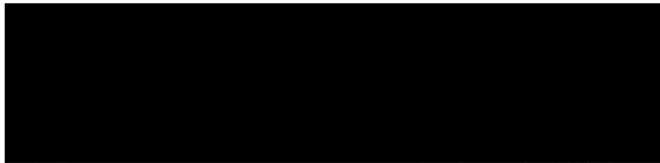
And they did not provide specific details of the condenser units they plan to install per ***Noise Impact Assessment Report Report 25361.NIA.01 – Rev***

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

Kind regards

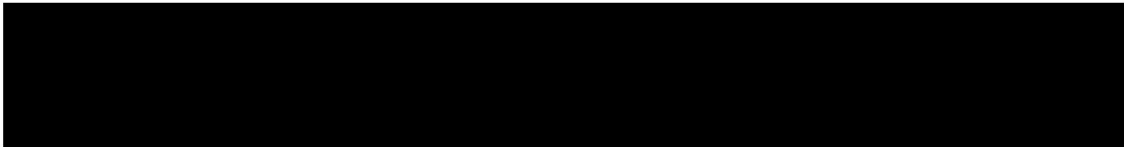
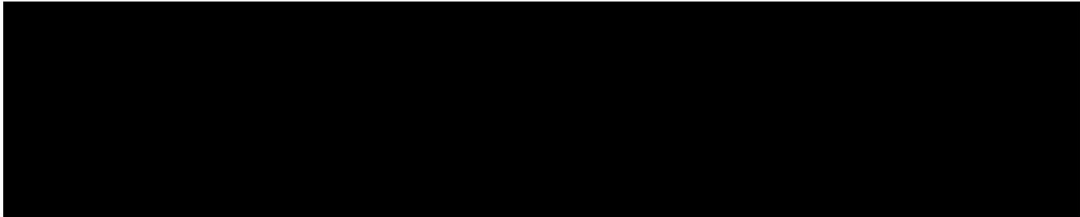
MR BERNARD CHIU

FLAT 18, CRESTA HOUSE



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**Subject:** Planning Application 2022/542P



Dera Sirs

I refer to the above planning application which I would urge you to reject.

I wholeheartedly support and endorse the objections set out in the attached submissions by Edie Raff and Felix Ko.

I submit that the proposed development is completely inappropriate and will materially and adversely affect my use and enjoyment of my flat.

Yours faithfully

RJI Parker on behalf of Quince Evans

Flat 23 Cresta House.