

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/5608/P	John Burrell	10/03/2023 14:59:03	OBJ	<p>The Application for a roof terrace is objectionable for the reasons expressed in the comments made by Tim Herbert Smith and Alan Mason with all of which I agree and I agree with the objections they express. Additionally an application 'in principle' is itself particularly objectionable in circumstances where it is clear that a fully developed and detailed proposal could be presented, (and a detailed plan may already have been prepared), but it is chosen presently not to submit the same. Instead the approach appears to be one sequential stages towards achieving a goal of development which if overtly presented at the outset would be able to be fully and properly considered and commented upon from the correct starting position where there is no decision of approval.</p> <p>The property is in a designated Conservation Area and the road is uniquely preserved as the only example in the area of no additional roof building a feature which the Council has ensured is preserved since 1986 when it revoked a permission for such development which had been made through error of judgement.</p> <p>A roof Terrace seriously negatively impacts upon that and the development on the corner with Fairhazel Gardens is to a property of which the greater curtilage is on Fairhazel and not Aberdare.</p> <p>The terrace proposal should be rejected being inimical to the integrity of the preserved appearance of the original Victorian Estate development and would be used as a precedent for larger and more wide-spread development.</p> <p>Any development at a height above the existing top storey will negatively impact upon the appearance of the existing built environment and the enjoyment by others in neighbouring properties who will increasingly be [REDACTED] and gardens from the advantaged location of a heightened level of observation and viewing. Such is as objectionable in its intrusion [REDACTED] as it is for properties looked into from the Tate Modern and which is a circumstance now directed to be curbed. It would be wholly contrary to the principles established by that Supreme Court decision now to permit development which would be of the same unacceptable impact.</p>

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2022/5608P	Anna Voutta	11/03/2023 23:52:01	OBJ	<p>I own the ground floor flat and garden of No 77 Aberdare Gardens and am part owner of all the common parts. This is a conservation area and a roof garden was never part of the original design and character of the street. I am also concerned that other structures on the roof might follow on from this.</p> <p>Our house is well over a hundred years old and was not designed to support any additional structures, not a garden and especially not large heavy solar panels that would need to be fixed to the roof (I assume) and that alone could damage the roof and structure of the house and lead to problems. Apparently the solar panels would require extra wide and strong scaffolding to be hoisted up to the roof necessitating the removal of the fence between the two houses. How tall and visible would these solar panels be?</p> <p>These large solar panels, possible garden and windows would take up all or a very large part of our jointly owned roof. According to the drawings there would be minimal space for greenery and in any case would this greenery not interfere with the solar panels, or is the greenery only proposed to provide some cover for the solar panels to be less visible from the street?</p> <p>The owners of flat 3 informed us of the proposed roof garden and windows etc but no mention was made of the solar panels. There was also no mention of the solar panels in the notices posted in the street.</p> <p>Up until now the roof has been accessed for repairs etc by a roof hatch and ladder from the hall of flat 3. Apparently now this hatch is sealed shut for inexplicable reasons, although it still exists.</p> <p>Flat 3 propose to install a new staircase to the roof which means that one of the two main load bearing walls of the building would have to be moved. I find that alarming and considering the possible damage to the structure of the house totally unacceptable. Also there is no drawing of a proposed exit structure which presumably would be quite tall.</p> <p>I am concerned that the installation of the window and 3 roof lights/windows nearby on one side of the roof facing Fairhazel Gardens might weaken/damage the useful chimneys on that side of the house and the roof itself (esp as these 4 windows are wanted to create new rooms below; the creation of these rooms necessitate moving the second load bearing wall.) I am very worried that this would cause damage and problems.</p> <p>I am not certain what impact these windows would have on the street. As our house is detached and second to the corner of Aberdare Gardens and Fairhazel Gardens it is widely visible front and back from the two streets.</p> <p>I am dismayed that some existing windows which are of an unfortunate design not original to the house are proposed to be replaced like for like rather than with windows of the original design (as can be seen on neighbouring houses).</p> <p>It is regrettable that we have one roof garden on our street already but that does not mean it is desirable in any way to continue to change the character of our street and possibly make way for other structures on the roofs.</p>

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2022/5608/P	Judith Newton	10/03/2023 14:01:57	INT	<p>I object to the application for the following reasons The three solar panels installed on the roof would alter the character of the street and the surrounding area of South Hampstead, which is a conservation area and should not be subject to this unnecessary development. In reality there would not be room for a bona fide roof garden as the three solar panels would take up too much space. I live in the garden flat next door and the side passages between the houses are no more than five feet wide. I own the adjoining fence which it is likely the scaffolding and building works would damage. I am also concerned that our mature garden would also be damaged.</p>

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2022/5608/P	Anna Voutta	11/03/2023 23:57:39	COMMENT	<p>I own the ground floor flat and garden of No 77 and am part owner of all the common parts. A roof garden was never part of the original design and character of the street and I am also concerned that other structures on the roof might follow on from this.</p> <p>The house is well over a hundred years old and was not designed to support any additional structure, not a garden and especially not large heavy solar panels that would need to be fixed to the roof (I assume) and that alone could damage the roof and structure of the house and lead to problems. Apparently the solar panels would require extra wide and strong scaffolding to be hoisted up to the roof. How tall and visible would these solar panels be?</p> <p>These large solar panels, possible garden and windows that would take up all or a very large part of our jointly owned roof. According to the drawings there would be minimal space for greenery and in any case would this greenery not interfere with the solar panels, or is the greenery only proposed to provide some cover for the solar panels to be less visible from the street?</p> <p>The owners of flat 3 informed us of the proposed roof garden and windows etc but no mention was made of the solar panels. There was also no mention of the solar panels in the notices posted in the street.</p> <p>Up until now the roof has been accessed for repairs etc by a roof hatch and ladder from the hall of flat 3. Apparently now this hatch is sealed shut for inexplicable reasons, although it still exists.</p> <p>Flat 3 propose to install a new staircase to the roof which means that one of the two main load bearing walls of the building would have to be moved, I find that alarming and considering the possible damage to the structure of the house totally unacceptable. Also there is no drawing of a proposed exit structure which presumably would be quite tall.</p> <p>I am concerned that the installation of the window and 3 roof lights/windows nearby on one side of the roof, might weaken/damage the useful chimneys on that side of the house and the roof itself (esp as these 4 windows are wanted to create new rooms below which necessitates moving the second load bearing wall. As our house is detached and second to the corner of Aberdare Gardens and Fairhazel Gardens it is widely visible front and back from the two streets.</p> <p>I am dismayed that some existing windows which are of an unfortunate design not original to the house are proposed to be replaced like for like rather than with windows of the original design (as can be seen on neighbouring houses). It is regrettable that we have one roof garden on our street already but that does not mean it is desirable in any way to continue to change the character of our street and possibly make way for other structures on the roofs.</p>

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2022/5608/P	Andrew Dugdale	12/03/2023 15:47:35	OBJ	<p>These comments are made as an occupier of the ground floor of an adjoining property and owner of its attached gardens.</p> <p>Whereas there is little to argue with the changing of the existing replacement window frames, it might be an opportunity to consider frames and glazing patterns of a more authentic and sympathetic design rather than like for like. We should like more details of the stained glass panels proposed for window No. 5.</p> <p>What I object to is the roof terrace, which the application deals with in little detail. It is a matter of opinion as to the enhancement, amenity value, or otherwise, that is brought to the Conservation Area by the terrace at 70 Aberdare cited in the application.</p> <p>∫ The development will be clearly visible from our back garden as well as from Aberdare Gardens and a length of Fairhazel Gardens (the applicant says it will not be seen from the footpath) and we shall be intrusively overlooked by people using the roof terrace.</p> <p>∫ The ten solar panels are shown as flush to the roof, not angled to the sun as required, which would raise their height profile. The space they occupy and their need for unshaded light will leave little space for any greenery.</p> <p>∫ No details of the design and density of the barriers/railing is given.</p> <p>∫ What design of hatch is proposed? Anything other than sliding would be obtrusive. (No 70 Aberdare had theirs amended to a near-flush sliding hatch.)</p> <p>∫ The existing roof is a flat, felt-covered timber deck, supported by horizontal timber joists. What height, nature and density of planting is proposed and what are the structural implications and considerations of the entire terrace project? (No 70 Aberdare is supported by new steels)</p> <p>∫ Is outdoor lighting proposed?</p> <p>I ask that, both from an area conservation point of view and as an immediate neighbour, permission be refused.</p>