

From: Marianne Colloms
Sent: 16 May 2023 10:54
To: Planning Planning
Subject: 2002/3071/p 4 Lutton Terrace

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I wish to object to this application.

The height and volume of the proposed roof will have a negative impact on neighbours, in Flask Walk, Lutton Terrace and New Court.

There will be a loss of privacy for rear windows in Flask Walk and New Court, which will affect the residents' quality of life.

As well as a loss of privacy and a loss of light for Nos.1-3 odd Lutton Terrace - the houses directly opposite no.4 - as this is a very narrow thoroughfare, the higher roof line will result in a canyon-like effect for Nos.1-3.

Neighbouring properties in Flask Walk are listed Grade II - nos.47 & 53-67 odd. No.4 Lutton Terrace is within the curtilage of No.47; the rear wall of No.4 forms part of the side boundary wall of No.47.

There are some relevant sections in the Conservation Area Guide.

page 52: 1,2,3 & 4 Lutton Terrace are considered to make a positive contribution to the Area.

The general presumption should therefore be in favour of retaining such buildings.

Page 62 H31 notes: some alterations at roof level have had a harmful impact on the Conservation Area.

Page 63 H31 states: a roof extension is unlikely to be acceptable where the roof is prominent, particularly in long views. This will be the case looking south from New Court.

Kind regards Dr Colloms