

From: Mark Goodman

Sent: 12 October 2023 14:16

To: Planning

Cc: Peter Hazel; Andrew Clarfield; Liz

Subject: Re: Planning application 2023/3547/P registered on 2nd October 2023 re Flat 5, 28 Well Walk, London NW31LD

Please may I add my comments too

We live in the conservation area and oppose this planning creep which involves a material adverse change to the conservation area and building which would set a highly undesirable precedent

Contrary to the inadequate design and access statement:

this is NOT just a resubmission of previous applications

this proposal to have a much higher mansard roof level dominating the existing ones is totally opposed to the neighbouring ones which are all of the same height (this can clearly be seen walking down Well Walk)

it also envisages increasing the height of a chimney breast and also the rear parapet and therefore the historic profile of the building (for which no reason/justification is given at all)

it does adversely effect the building which is classical in design and based on fundamental symmetry

it does cause greater intrusion to neighbours through increased height of proposed windows and relocation of the kitchen to an area where there will be more noise

it does therefore negatively impact both a positive contributor within the conservation area and the conservation area itself - the buiding is a positive contributor not neutral, it is in the very heart of the conservation area in a very prominent and elevated position

Additionally, the front photo on the DAAS is misleading and does not represent the proposal properly

The Council should not allow "planning creep" of this kind which seeks to modify a granted permission in a wholly inappropriate way by seeking to represent it as a re-submission when it contains material changes

Thank you very much

All very best

Mark Goodman

On Tue, Oct 10, 2023 at 12:59 PM Peter Hazel wrote:

Dear Kristina Smith,

Flat 5, 28 Well Walk is the top flat in the Building which consists of 6 flats, 5 of which front Well Walk plus ours at 45 Christchurch Hill NW31LA

I write further to the comments I made on 6th October as ' increased height of rear parapet to northern part of building ' had actually been removed from 2022/3884/P prior to this Application being somewhat perversely granted in full early this year including the previously removed heightening of this rear parapet; this proposal has now been resuscitated in the current Application though we cannot see the reason for fiddling with the structure in this way.

The areas to either side of the gable roof are part of the main structure of the Building and are not within the demise of Flat 5. New guttering and drainage on the rear of the Building by the parapet is working well.

We see increasing the height of the rear parapet as an unnecessary and unattractive addition altering this facade of our 19th century Building which commands a dominant position looking directly down lower Christchurch Hill; and would not like to see this facade's visual balance altered.

45 Christchurch Hill therefore objects again to Flat 5's proposal to increase the height of the rear parapet

Yours sincerely

Peter and Margaret Hazel

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