

Response to [REDACTED]

Appeal reference APP/X5210/W/23/3324495

Appeal by. Dr. Christopher Prior

Site address. 42 Willow Road, London, NW3 1TS

I appreciate [REDACTED] offering no objection provided the proposed low profile glass cover is not a precursor of something rather more extensive. I assure [REDACTED] that this is certainly not the case nor is it architecturally possible to even conceive of anything more extensive that would make sense and be compliant to the codes of a conservation area. I reference the challenges already being faced with the local planning office for just a low-profile glass cover so anything more extensive simply would not be allowed. Please rest assured on this point.

[REDACTED] does not want to see the glass cover become a precedent for other glass covers along the terrace. I agree, this is a conceptual concern but not one of any practical consideration. There are major challenges for other houses in the terrace attempting to do the same. Firstly, some of the houses in the terrace are separate lower and upper ground floor dwellings so a glass cover would cut off any dedicated entrance to the lower ground floor entrance. Any consideration for a glass cover would require extra head height and /or be quite large thus presenting considerable visual issues that would certainly not be allowed by codes in a conservation area.

[REDACTED] thinks the sky well started life as a stair well similar to the other terraces and that the stairs have disappeared. I respectfully comment that this is extremely unlikely that a staircase could have ever existed given the geometric constraints. The sky well is so narrow it would not allow a return from a front gate as with the other terraces and it is too short in length creating an undesirably steep pitch. Also, the width of a step would almost be the width of the sky well making a very obstructed space. I did elaborate in both the planning statement and the statement of case explaining why the sky well is very different from the large staircase entrances to the other basements along the terrace. It is logical that space became more restricted as construction progressed from the top of the terrace to the corner of 42 Willow Road. Basically, space ran out and therefore, 42 Willow Road being end of terrace house has a much smaller opening that does not permit a dedicated stair case entrance. I have owned the house since 1998/1999 and I knew the previous owner. I give my assurances that there was never a staircase nor any signs of a staircase having been removed, so I am pretty confident in my explanation.

I do thank [REDACTED] for his overall support and comments.