
From: [REDACTED]
Sent: 01 March 2024 12:21
To: Planning
Subject: 6 Queens Court, 64 Greencroft Gardens 2023/4570/P

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For the attention of Planning Officer - Fast Track SC

Dear Sirs

This OBJECTION is submitted by CRASH (Combined Residents' Associations of South Hampstead).

CRASH does not have any objection to the proposed replacement rooflight, however, it has reservations about the other measures being proposed.

CRASH invariably advocates the installation of 'green' roofs on modern low-level extensions, but would oppose such an installation on an exposed high-level roof. It would also oppose the proposed metal railings around the rooflight. Contrary to what is stated in the D&A Statement the existing clutter (satellite dishes etc) is visible from both street level on Greencroft Gardens and longer views along Fairhazel Gardens. The D&A also claims that rooftop clutter is screened at the rear by mature trees. It may have escaped the applicant's notice that for a good portion of the year those trees are bare, with no leaf to hide the clutter. Further clutter is unwelcome.

The proposed 'green' roof covers a small proportion of the applicant's roof. It hardly seems worth the effort. Even a small area of sedum will require maintenance on a periodic basis, with additional work, and perhaps watering, during the initial establishment phase. Are the individuals working on the exposed roof to do so without any guard rails? During the storms which - thanks to climate change - we now experience on a regular basis, will the gravel bordering the sedum roof be blown off, or washed off, the roof onto passing pedestrians?

The Council is asked to refuse the application in its present form for the above reasons. The proposed changes do not, as required, preserve or enhance the character of the South Hampstead Conservation Area.

Yours faithfully

CRASH