

Application No:	Consultees Name:	Received:	Comment:
2024/0035/P	Tom Manwell	25/04/2024 18:48:19	COMMNT

Response:

Dear planning officer,

We wish to respond to the objections raised in regard to this application.

Regarding the extension at lower ground floor level, this extension is of a minor size, does not disrupt the character of the area in terms of it's massing and the glazed crittall elements would not be greatly visible by neighbouring properties due to them either being hidden behind the boundary fencing of the property of the treeline. The proposed rooflight can be made opaque glazed using smart glass which we believe would deal with the majority of any light pollution/overlooking issues. We are willing to reduce the size of the rooflight here as required by the planning officer and/or alter the design of the proposed glazing if required by themselves.

Regarding the GF extension, we believe this will not harm the character of the area through it's massing (only bringing it into line with the neighbouring property) or it's glazing character as this will replicate the character of glazing already there

Regarding the 1F extension, we believe that there is no substantive rhythm to the rear elevations of these houses at this level in terms of massing or character. As we are at the end of the row in the sense that the neighbouring property (number 12) steps forward, therefore a special case, which would not be true for other properties on the terrace, this volume would not create any overshadowing impact, would visually, we believe be pretty insignificant on the overall character of the conservation area, and in replicating the style of glazing and window proportion of neighbouring windows on the elevation at this point and with matching brickwork, be read as part of the overall street scene and therefore not harm the character or visual amenity of the conservation area.

None of what is proposed would be believe have a visual impact upon or harm the look of or significantly obstruct the view of Chalcot sq in the sense that this is already obstructed by the side elevation of number 12.

kind regards,

Tom Manwell
Wellstudio Architecture.
