

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0574/P	Dr E A Hill	18/05/2024 10:38:24	OBJ	<p>I wish to object to the planning application 2024/0574/P for 24 Anglers Lane, NW5 3DD.</p> <p>The application as presented is very short on detailed description and specification and in these circumstances I am not able to properly assess much of the application because of the lack of detail where 24 Anglers Lane is an important site within the Inkerman Conservation Area. For example there needs to be detail of the materials to be used, windows to be installed and their dimensions etc etc. From the info given in the application there appears to be no reinstatement, or imitation by such as dressed stone construction, of heritage features, only erosion of those that exist. This is unacceptable in a Conservation Area.</p> <p>The Design, Access and Heritage Statement for the application states “The site is on the perimeter of the Inkerman Conservation Area”.</p> <p>If numbers 21 to 24 Anglers had no historical merit then surely the northern side of Anglers Lane would not have been included within the conservation area (the southern side is not). They are and 24 Anglers Lane should be treated as such.</p> <p>The statement also states “All of the properties that are in this short row of houses (numbers 21 to 24) have been altered at different times and are inconsistent in height and have lost original features.” My opinion is that rebuilding the property could have been an ideal opportunity to reinstate original features (as I did myself some 13 years ago replacing a ‘modern’ plate glass front window on Raglan Street with a wooden double glazed window in keeping with the rest of the street). There appears to be no such improvements planned despite the Design, Access and Heritage Statement stating “..... taking into consideration the Inkerman Conservation Area Statement and the overall features characteristic to Anglers Lane”.</p> <p>The statement goes on to say “... the south side largely dominated by a former Victorian factory building, now converted to residential use. Ranging from 3 to 4.5 storeys, the scale of the former factory building dominates the terraced buildings opposite.”</p> <p>Despite not being formally in the conservation area, this building has been renovated most sensitively and in keeping with its heritage as a renowned a piano/ false teeth factory. It is a pity the same cannot be said for the proposed rebuild of 24 Anglers Lane.</p> <p>24 Anglers Lane is an integral part of the Inkerman Road Conservation Area and should be treated as such. It is also especially visually impactful when coming West along Anglers Lane, being the corner site on both Anglers Lane and Raglan Street.</p> <p>The proposal to remove/ destroy the contiguous line of characteristic horizontally grooved render which runs along the front of all of the Anglers Lane houses and all along Raglan Street is unacceptable. The grooved rendering should be retained. This feature is characteristic of the houses in this conservation area. Removing them and replacing with smooth render would be an unsightly and jarring blot on this corner and seriously mar this conservation area.</p> <p>I also object to the removal of the wall on Raglan Street with replacement by a fence – hardly appropriate in a conservation area and certainly not an improvement to it.</p> <p>The Design, Access and Heritage Statement presents many sweeping statements all of which I disagree with. Examples are (1) “The existing south and east facades are kept.”; (2) “ The overall arrangement of the elevations largely maintains the characteristics of the existing house and those of a small end of terrace London terraced house”; (3) “However, the proposal takes the redevelopment as an opportunity to bring further value to the composition of the terrace.”; (4) “The proposal maintains the overall setting of the terrace and arguably improves....”. There needs to be far more, or at least some, detail of how these will be achieved.</p> <p>A further example of this is in the statement “The composition of the proposed street elevations is in keeping with the terrace’s character and will be executed in high-quality materials.” In which ways? What ‘high quality</p>

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materials'? These need to be specified in detail.

This series of characteristic Victorian streets, all built at the same time on three field of an old farm, was designated a conservation area for a reason. I object to the current proposal for development of 24 Anglers Lane which runs rough-shod over the Inkerman Conservation Area Statement and the characteristic nature of Anglers Lane and Raglan Street.

I urge you to reject this application.

The applicant mentions cracks in the house; external cracks can be seen in the wall in Raglan Street. Cracks are doubtless due to the undermining and transpiration effects of the council's extraordinarily inappropriate tree only some 30 feet away and which the council never ever attends, prunes, pollards or lowers such that it has been allowed to grow to 80 to 100 feet high, only around 12 feet away from the nearest house and presenting all kinds of risk. It should NEVER have been planted by the council in such a position which has not been an open field for nearly 175 years.
