
From: ALAN MASON
Sent: 23 June 2024 07:34
To: Planning
Subject: The Coach House, 98a Priory Road 2024/1495/P

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For the attention of Planning Officer Lauren Ford

Dear Sirs

This is an OBJECTION by CRASH (Combined Residents' Associations of South Hampstead) to the above-referenced planning application for various alterations at 98a Priory Road, a property within the South Hampstead conservation area.

First, CRASH must repeat its earlier objection to the lack of information regarding the treatment of the front garden area. To state "New landscaping as shown" is simply not good enough. What materials are to be used? Is any paving permeable?

The Council's planning guidance is: "Housing - Amenity - Outdoor Space - "existing gardens and green spaces should be retained." The already very limited private open space at the rear of the coach house is to be reduced even further by the proposed link building. What space is left at the rear is little more than a lightwell.

Although the bay window at the front of the building is not original, it has, over time, weathered nicely and now appears as a pleasing earlier alteration. The DAS states "Our proposal removes the bay window...incorporating a more traditional coach house type combination of window-door ..." There is nothing traditional about the proposed design. Coaches and carriages were expensive and valuable assets and were kept locked behind heavy wooden doors with minimum fenestration - small top lights or fanlights. The proposed design is no improvement on the existing arrangement. The loss of what appears to be an original wooden first floor balcony balustrade, to be replaced by ugly metal railings is opposed. If the existing balustrade is un-safe it should be repaired, not

removed. These proposed changes do not preserve or enhance the building, as required by the Council's own policies on changes within conservation areas.

CRASH is totally opposed to the removal of the gates (pedestrian and vehicular) and the brick pier at the front of the property. The Council's policy is to retain, wherever possible, original boundary treatments, especially street-facing boundary walls and gates. Moreover, although the original main residence and attached coach house are now separate properties, the current boundary wall still fronts both buildings, and should be retained in its entirety.

The Council is urged n to refuse the application.

Yours faithfully

CRASH