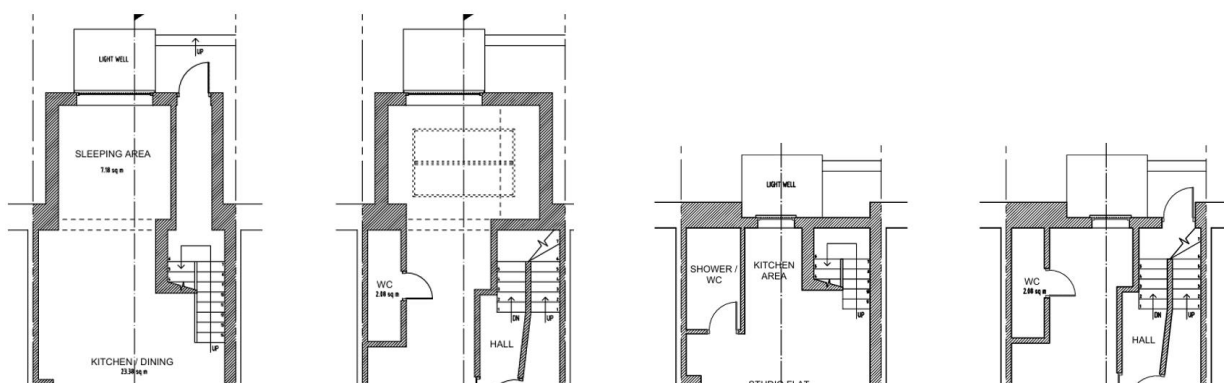


[2024/4371/P](#) Objection. The drawings are wrong and do not support the application.

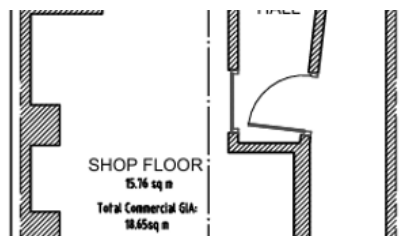
- The plan shows the new back door at basement level leading to a single garden step but the elevation is unchanged from before, at ground floor level.

**Also**

- The change of back door from ground floor to basement would make the previously suggested bike shed in the rear garden inaccessible.



- It is welcome that the ground-floor shop is re-instated, but wrong to have a door to the outside AND a door to the hallway. It should be clearly separated



- The façade of the shop front now has a door but the shape is wrong – the correct (wooden) façade can be seen in drawings for the earlier application for no. 156.



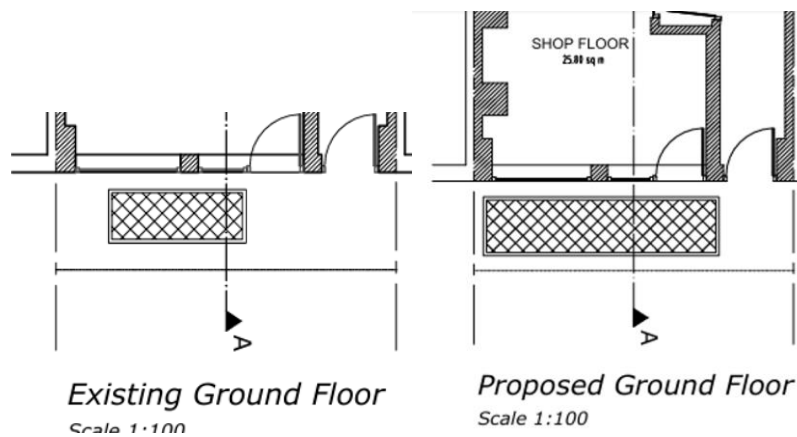
- The structure of the front wall is wrong – the front shop windows do not have a central column, yet one is shown.

**Also**

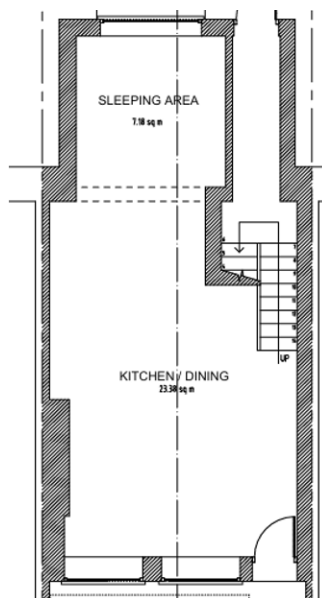
- The 'proposed' plan shows a widened front area grill extending across the shop doorway, which must be stone (preferably York stone) for the shop door entrance.

**Also**

- The Officer's report on the previous application noted the recent road flooding which is not described in either basement assessment. **Impermeable glassbrick** is needed to replace the current smaller front basement grill, not a large open metal lattice.



- The basement has permission as a studio flat but lacks any bathroom facilities. It should not be dependent on the shop above.



Rochester Conservation Area