

Camden Square Conservation Area Advisory Committee

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20 February 2025

Matthew Woodward
Planning Inspectorate
Temple Quay House
Bristol BS1 6PN

Dear Mr Woodward

Council Reference: 2023/3891/P
Planning Inspectorate Reference APP/X5219/W/24/3352626

At the recent Hearing of the planning application for 17 York Way, I promised to let you have comments from the Camden Square CAAC assessor on the amended plan for the roof terraces and glass balustrade.

The assessor had a number of observations

1. The roof terraces and balustrades in the sections now shown are extremely unlikely to be built as drawn. In common with a great many submitted proposals for roof terraces, the terrace level is shown flush to the internal floor level, with no allowance for insulation (normally above the floor deck) or drainage falls. This would inevitably raise the roof terraces and the balustrades. This was also the case with the sections shown in the Design and Access statement.
2. The new balustrade design appears not to be compliant with building regulations. Although they seem to be about the required 1100mm above the (implausibly low) roof terrace level, it appears that the gaps between the curved tops of the railings exceed the maximum permitted 100mm. Therefore, in two respects the balustrade would have to be higher than drawn.
3. That our understanding is that the justification for accepting altered drawings as part of an appeal is only permissible when this relates to policy changes or

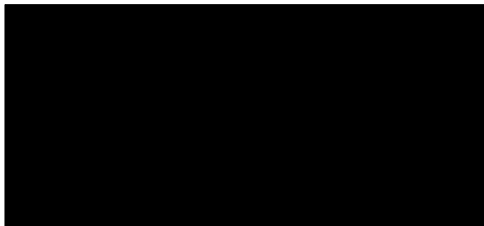
Secretary: [REDACTED]

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newly discovered information, neither of which appears to apply in this particular case.

Thank you for confirming that you had read and noted our comments on this application. As you know we submitted this document to the Council on 16 November 2023, but, sadly, due to an oversight, it was not included in the documents posted to the planning portal.

With best regards



David

David Blagbrough
Chair,
Camden Square CAAC

Secretary: 