

[REDACTED]

From: Karla de Montbel [REDACTED]
Sent: 21 April 2025 19:25
To: Planning
Cc: Daren Zuk
Subject: Application 2025/1375/P

[REDACTED]

[REDACTED]

Sirs,

While I welcome some architectural elements of the proposed development, I nevertheless oppose the scheme on the following grounds:

1. It doesn't create affordable housing. We don't need more 2 bedroom flats for city professionals, who can afford to pay top prices. If the developer used different materials and accepted a lesser return this could easily create affordable housing, but they choose not to but maximise their profit (50%!!). I also query how realistic it is to cram a family into the basement, it being the largest unit. While the rest are only one and two bedroom flats.
2. Overdevelopment: going from single family house to 3 units would seem more reasonable. As it stands the proposed house substantially increases the footprint and is built closer to the neighbouring houses as the current house. It proposes to create 6 units in the small cramped plot! This is the densest and tallest house in the street, creating a dangerous precedent (eg in St Albans Road and the Brookfield area) and alter therefore the character of this area
3. Increased noise as the heat pumps (6!!) are inadequate for the size and also located too close to neighbours.
4. The developers claim that other houses on the road are 5 storeys is misleading. They are a basement, three floors and a roof (some of which were historically converted into one room).
5. The top floor of the scheme should be a pitched roof same as the other houses in the street to stay in keeping. A big fuss is being made not to convert the roof into an additional storey of existing houses. Hence, accepting such an overly bulky and tall house where the roofline is in fact not a roof but a full blown flat is not in keeping with the street.
6. The windows are much larger than the Victorian houses in the street and overlook too much into the neighbours. Also creating too much of light, given the proposed number of single families to be housed in that space. Given the size of the proposed building and additional floor compared with existing houses as well as all other houses in the street, it also negatively impacts privacy.
7. One should blend in with the immediate neighbours when blending in a development, and the proposed scheme overshadows any of the neighbouring houses by its size.

To illustrate the sheer bulk of the proposed development compared with the existing and neighbouring houses:

