

Please replace my previously submitted comments on 2014/6438/P.

Unfortunately, when I made them, the report from the meeting where planning was granted on 8 May was unavailable. It is now on the planning website, having been uploaded on 29 October. Only after complaints from residents that documentation was incomplete is it now possible to make a more informed objection (though please see my remarks below). In addition to my previous objections, I would like to add a *strong* objection to the removal of the living wall; as the documentation was unavailable until this week, it was impossible to comment on it. Apart from that, my original objections stand.

It seems inappropriate to vary plans after permission has been granted, especially when they will have an effect on those overlooking the site, and *particularly* when the Council correspondence is both partial and misleading.

I would also like to speak at the planning meeting, please.

From speaking to neighbours, it appears that I was the only person on the street to receive a letter asking for comments on amending the planning permission for 47 Allcroft Road (2014/6438/P); nor were notices placed on the street, though we have one for a rear extension, which obviously cannot be seen from the road! Thanks to the kind offices of Councillor Alison Kelly, the planning department was asked to send out letters to those households on the 'Victorian' side of the road that will be affected by this development; as the low-rise buildings on the other side of the road and the residents of Weedington Road will also be affected, it would be nice to think that they too have been considered.

The wording of the letter I received soliciting comments and the details on the planning alteration online were quite different. Neither the raising of the building height nor the lowering of the front boundary wall – major issues – were mentioned.

Living wall

In the Committee Report (6.46), the energy statement indicated that the building would achieve a 28.5 per cent reduction in carbon emissions from measures including the living wall, which it is now proposed not be built. If this is approved, residents of the low-rise building in Weedington Road, who will lose vistas and light because of the development, will look out on a monolithic brick wall. My daughter, a member of the Industrial Rope Access Association, would very strongly dispute the developer's assertion that abseiling is the very last resort in health and safety terms, as would the organisation, which has had no abseiling injuries in the last three years.

Raising the height of the building

I strongly object to an already high building being raised by 600mm. Allcroft Road and Weedington Road are characterised by three-storey Victorian buildings and newer low-rise buildings. Residents strongly objected to the building next to the current development on grounds of its inappropriate height and to the addition of a floor to number 49, which was justified on the ground of its towering neighbour. Allowing a further rise of 600mm in number 47 would not only set a precedent: it would further affect local residents' vista and light.

Replacement of metal railings with glass balustrading

Allcroft Road residents get evening glare from the rear of new block of flats (i.e., that part which fronts Weedington Road). The planned development will block sight of these windows; however, glass balustrading would exacerbate this problem.

Other objections

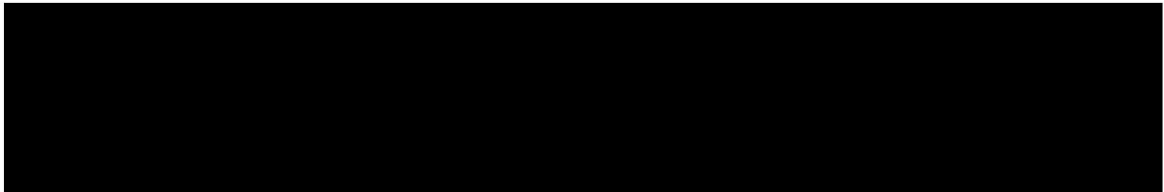
I further object to the alteration of door and window heights, and the lowering of the height of front boundary walls.

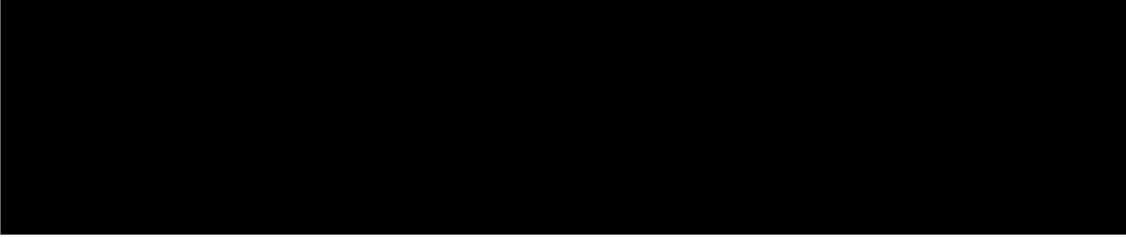
Thank you.

Yours faithfully,

Val Stevenson

38 Allcroft Road, NW5 4NE





Dear Rob Tulloch:

I live at 34 Allcroft Rd which is directly opposite the proposed development site at 47 Allcroft Rd. The original planning application for this site, 2013/0857/P, was registered on 20 Feb 2013 - there was widespread objection to this development locally, mainly with regard to the height of the proposed block (4 stories in a street of mainly 3 story Victorian terraces and low-rise 1950s blocks) , to the number of proposed units which it was felt would cause undue extra congestion and to the lack of any replacement provision for the light industrial workshops which it was to replace. and it was refused on 17 May 2013; an appeal was lodged on 5 Aug 2013 and the appeal decision for this was "Dismissed" on 13 Jan 2014.

A "new" application, 2014/1317/P, was submitted on 24 Feb 2014. This new application seems to be exactly the same as the previous one which was refused - same number of units, same height of block, same lack of replacement of light industrial workshop space. Again there was much local opposition on the same grounds as before (since no apparent change had been made to the design to address these!) but to my surprise the application was granted on 8 May 2014. Interestingly the "new" application stated that the site was vacant: this is because before the original application had even been considered in committee the development company came and bulldozed the existing light industrial workshops, which I suspect they should not have done without planning having been granted...

I cannot find any documentation of why the "new" (I am putting this in brackets each time because it doesn't seem to be "new" at all) application was granted: what had changed to make it acceptable, following the refusal and disallowance on appeal of the original application? I wonder if you can direct me to such a document?

The developers have now submitted a "Variation or removal of conditions" application, 2014/6438/P, which among other things proposes to increase the height of the block still further, by another 600mm. This may seem insignificant but the block is already higher than is the norm for the street and I feel strongly that to continue to allow extra height on buildings in this essentially low-rise neighbourhood is a dangerous precedent which could lead to the granting of further building height alterations, such as that which was allowed against neighbour objections at number 49. As it is, numbers 32, 34 and 36 Allcroft Road will lose light and vista and the extra 600mm can only add to that. I therefore object to the proposed variation.

I would also be grateful if you would be able to provide me with documentation of why the "new" application was granted.

Yours sincerely,

Jean MacRae

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