



From: Val Stevenson
Sent: Fri 07/11/2014 9:10:14 AM
Subject: Re: Amended comments on 2014/6438/P

Dear Sirs,

I note from the page on the current planning amendment application for 47 Allcroft Road (<http://bit.ly/1zzI7LV>) that my comments have not been amended.

As I said in the email copied below, my previous comments were uninformed because the relevant documents were not uploaded until 29 October (though they should have been available months ago), and then only after pressure from a local resident. (Without residents pressurising officers to do their job properly, how could the planning committee have hoped to make an informed decision? Or are councillors privy to information the general public cannot see?)

Please upload the comments below, and confirm that I can speak at the committee meeting.

Thank you, and have a good weekend.

Kind regards,

Val Stevenson
38 Allcroft Road, NW5 4NE



Subject: Amended comments on 2014/6438/P

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

