

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6785/P	Richenda Walford	1 Crestfield Street WC1H 8AT WC1H 8AT WC1H 8AT	26/11/2014 10:49:46	OBJ	<p>We object to the use of the flat roofs as “amenity space”. If this were done our property, and others, would be overlooked. In this area the properties are packed tightly together. Any roof space opened up like this would result in other properties being overlooked. If one owner is given permission to do it then that would be used as justification for requests from owners of other buildings. This would be detrimental to the Conservation Area. We note that the host building already has some amenity space and a drive, probably amounting to more outdoor space than many properties in the area enjoy.</p> <p>We see that the applicant is indeed using the small terrace/balcony on no 7 Argyle Square to justify their application. This terrace/balcony was built (indeed the whole back section of this listed building was demolished and rebuilt) without planning permission. The owner put in a post-event application. We objected, on the same grounds that we are using here, and, shockingly permission was granted. The terrace/balcony is totally out of character and it allows overlooking of the neighbouring amenity space behind. The building behind, a block of flats, is of modern design and that is the only possible explanation we have for why the terrace/balcony was permitted. This special condition does not apply to the Birkenhead applications.</p> <p>If a screen is inserted around the terrace to overcome the overlooking problem, it would have to very tall and opaque. This would make it very visible and totally out of character in this Conservation Area, on a Listed building. And what design could possibly be used that would look right? Houses of this date and type were never built with roof terraces so there is no design that will look good. For the railings people think you can replicate the design of those at the area/pavement. But this will not look right since these railings were never used at roof level.</p>

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