



Dear Tania

I am writing to express my concern that the current consultation in respect of the above is based on seriously inaccurate and therefore misleading drawings. One of the key issues in this case is the detrimental impact on the proposed development on my listed house.

Central to considering this impact is the difference in levels between the two buildings at terrace levels, both existing and proposed and the separating well between the two terraces.

In this connection I understand that over many months you have requested a sectional drawing showing this relationship but this has not been forthcoming (surprise, surprise).

The existing difference in level between my terrace and the roof (there is no parapet) of 27-29 is 1.5m which would increase to 1.8m in the new development (insulation, finishes, etc). Levels confirmed by Deloitte 3D drawings 18/12/13.

Yet the drawings which are the subject of consultation show a difference of only 0.8m. In fact drawing A013-103D actually show the level of my terrace halfway up my glass balustrade!

It is surprising that such inaccurate drawings have been issued for consultation. You will recall that both yourself and Hannah Walker noted these differences in level on your site inspections. In addition the CSA sent the Council a drawing in October 2014 very clearly showing the levels.

In the circumstances it is imperative that the current consultation be abandoned, the consultees informed of the reason and a new consultation initiated when accurate drawings including the requested section are received. If this is not done consultees will not know that they are being consulted about a fictitious proposal and be lulled into believing that the impact of the proposal is materially less damaging than the reality.

Were the application to be determined on the basis of these inaccurate and seriously misleading drawings the Council could be open to a legal challenge.

Regards

Max Neufeld

(sent on behalf of Max by Linus Rees)