

## **48, MORNINGTON TERRACE, LONDON NW1 7RT.**

### **PLANNING APPLICATIONS 2014/7441/P, 2014/7506/L CONCERNING 2013/6742/L & 2013/6592/P.**

We object to these new retrospective planning applications for the following reasons:

In 2013, we raised with the Council two concerns that we had about the proposed plans to restructure 48, Mornington Terrace (see attached copies of original emails dated 20<sup>th</sup> May & 6<sup>th</sup> August, 2013).

Firstly, we were worried about problems of subsidence as the Terrace, with its close proximity to the railway, is notoriously unstable. Yet the owner has excavated under his house to a considerable depth, seemingly without full authorisation. We presume that he will provide full engineering details for the works completed and a Basement Impact Assessment because, as near neighbours, we need to be reassured that the illegal work was undertaken with structural integrity and soundness.

Secondly, we stressed that any alterations must be in keeping with the Victorian architecture. The alterations to the rear facade of this property, which have been undertaken partly without approval, are totally and completely out of sympathy with the Victorian architecture of this grade 2 listed building situated at the heart of this conservation area. The use of massive metal structures, which jut out beyond the building line and vast areas of glass are a total affront to harmonious architecture of the entire area. They represent a **violation** of this beautiful terrace. The development does not, in any way, seek to preserve or enhance the special character or appearance of the area. The use of large glass windows at the rear results in an increase in the light pollution to not only within the curtilage of this building, but throughout the adjacent gardens.

The owner of this property, a professional architect, has breached both the planning and listed buildings regulations. The work in the basement has erased completely the original plan form. His failure to seek full prior approval before undertaken these massive alterations has precluded other interested parties from commenting on the design and ensuring that the building remains in keeping with the surrounding architecture. He has made nonsense of the planning process. As with the 'Simple Garden Room' (Planning application no. 2014/7412/P) we are again confronted with a *fait accompli*

The installation of an office, with a substantial number of computerised work stations, is a change of use which does not appear to have been approved by the Council. The terrace is a residential area, not an office development.

J. & A. Malpass – 46, Mornington Terrace, London NW1 7RT.