

A major difficulty in commenting on this application is that revised plans are being presented and that even the application document provides little information since it remains "redacted". This is a totally unsatisfactory state of affairs, which does not disclose the intentions of the developer.

In so far as can be judged from the plans at today's date 16:02:2015, the proposals would not preserve, and certainly not enhance the quality of the environment in this Conservation Area.

On the contrary, the development would result in loss of privacy to neighbours, to loss of light, to noise pollution from a first floor terrace, and to loss of garden space and its replacement by building extensions, one of which would be two storeys high. This loss of green space, which characterises our Conservation area, is to be deplored and should be discouraged.

Although not explicitly stated, it seems from the proposed rear and front elevations, and the plans of the proposed basement space, that significant digging out of the basement area will be necessary. Have assurances been given to the contrary?

Any digging out entrains the additional dangers of damage to the relatively shallow foundations not only on the site itself, but also to adjacent properties. Again, problems of damp penetration and disturbance of the equilibrium of the water table, specifically at the bottom of a hill, may have unpredictable adverse consequences.

The risk of subsidence is considered so serious in this area that hefty compulsory excess premiums on building insurance are levied by major insurers, and one company (recommended by Which? magazine) refuses to quote at all.

There would undoubtedly also be much noise, dust, and increased works traffic at the bottom of an already very congested road, which is virtually one way downhill during the morning rush hour, and adverse effects on residents' parking.

I would hope that Council will reject this development, which is out of proportion and out of character with the original Victorian building.