

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1137/P	Michael Heard	16 Rosecroft Ave London NW3 7QB	16/04/2015 13:35:04	COMMNT	<p>I Object to the application at the Coach House, 18, Rosecroft Ave on the following grounds</p> <ol style="list-style-type: none"> 1. Architectural quality. As an architectural composition the proposed flat-roofed parapeted design adds nothing to the setting or unity of Nr18. The original design built 1898 (by the relatively well-considered architect CHB Quennell 1872-1935), has a steeply pitched and hipped tiled roof with dormers forming a whole piece with the main house at Nr18. The parapet design is not part of the architectural language of the original roofscape, or of your house Nr16 adjacent. The articulation and interest given by the roof tiling and dormers would be lost, replaced by featureless expanses of flat-fronted brickwork. The design is banal, and is evidently just a low-cost generic solution. 2. Listed building. This is a Listed building, and it is part of the original composition including Nr18, although they are now into different ownerships. The applicant has not provided a Heritage Statement (to show an appreciation of its qualities and significance as a historic asset), but only a Planning Design and Access Statement, which barely mentions the fact that it is Listed, and certainly does not address the way in which its significance is appreciated and informs the design decisions, let alone how those decisions preserve or enhance the building. As above, I consider no positive contribution can possibly be argued for the alterations. Considerable amounts of the historic structure will be lost by the removal of the roof. Further, the proposal severely affects and detracts from the setting of the Listed building at Nr18, and that impact is required to be taken into account. 3. Bulking and Natural light. The first floor addition extends some 4.3m which is oppressive and unduly overbearing in relation to its proximity with my boundary.
2015/1137/P	Steven & Sharon Baruch	Flat 1 Ground Floor 18 Rosecroft Avenue London NW3 7QB	16/04/2015 16:26:28	OBJLETTE R	<p>Letter to object in post to Tania Skelli-Yaoz on this proposal. 16/4/2015</p> <p>Please add to objections online.</p> <p>thanks,</p> <p>Steven & Sharon Baruch</p>