

Objection to Work of 9, Bolton Road

We strongly object to the proposed third floor extension of 9 Bolton Road for the following reasons:

1. The building is within the St John's Wood Conservation Area and we do not feel that this new roof typology and additional building mass is in keeping with the original characteristics of this conserved area.
2. From the pictures it is clear that there are only attics within pitched roofs along Bolton Road, the proposal of no 9 house has gone beyond this long established historical feature (refer to images of Bolton Road roofscape below)



3. The drawings submitted already indicate the southern gable end as a massive building at roof level, the addition of a third floor with external terrace would be clearly visible from the streets as far as the corner of Boundary Road.
4. The proposed building mass at both front and side elevations would not only violate the harmonious quality of the street, it will also create an awkward relationship with 10 Bolton Road.
5. The property at 10 Bolton Road currently has an extensive row of skylights at the roof level which is the main source of light during winter months to the upper floor, the new proposed extra floor building of no 9, would clearly block the southern light, which would have implications for access to light. These skylights were built more than 20 years ago (in 1993).
6. The new additions at roof level would create security concerns as the proposed third floor extension includes an accessible external terrace at roof level which would provide easy access to the flat roof area of 10 Bolton Rd, as the sky lights are highly vulnerable (refer to images of existing flat roof below).



7. Indications shown that the property is currently used by a large volume of transient guests (rental via Airbnb) raises further our concerns regarding the security of 10 Bolton Road as the immediate neighbour.
8. The obvious prevention of this may have to be a barrier which would be erected along the entire length at the division line of the two houses, at the same height of the proposal, this reactionary security measure would further compromise the southern light condition at no 10 house and detract further from the character of the street.
9. As the two houses of no 9 and no 10 Bolton Road were built together at the same time with only single load bearing brickwork construction, any additional load of the new floor would affect the condition of 10 Bolton Road.
10. As the affected party wall neighbour, we are deeply concerned regarding damages that may occur due to the proposed new loading on the existing structure. We therefore would request that a qualified building surveyor, chosen by us, carry out a structural survey to evaluate the structure of the buildings, probably built near 100 years ago, as vital supporting document to the planning submission prior to any approval of the above mentioned alteration work being made.