

Hazelton, Laura

Subject: FW: RE: 38 Leighton Grove - 2016/1523/P
Attachments: IMG_1060 montage.jpg; IMG_1072 montage.jpg; IMG_1501 montage.jpg

From:
Sent: 25 April 2016 20:45
To: Hazelton, Laura
Subject: Fwd: RE: 38 Leighton Grove - 2016/1523/P

Dear Laura,

I have attached a few photos (edit: more to follow in other emails as this message was first bounced back!); existing views and then proposed photomontages showing the mansard, which I hope will find you in time for your meeting tomorrow. Photo 1093 has no montage version as the mansard would be entirely hidden from view. As you can see in the other images it remains generally out of clear view, unless stood opposite and/or looking directly up at the parapet line which is a viewpoint that I would argue very few passers by would ever make, with the key views being as one approaches from either end of the street. Of these, when looking North from the bottom of the street the projecting properties at 39-41 completely conceal the mansard (as shown by photo 1093), and when looking South from the top of the street the other roof extensions, chimney stacks, trees and the varied parapet line on the gentle downhill slope reveal the proposed mansard to a degree but not much more than a glimpse (photo 1060) in what is an already busy and varied view, made up of an eclectic range of architectural forms and materials. When considered in this already very varied architectural context I hope that I am not alone in believing that it would do nothing to harm the appearance, or general cohesion, of the street scene as a whole, and that the benefit of an additional residential unit in a highly sustainable area would therefore greatly outweigh any perceived negative impact that such an extension may have with regards to general planning policy and that this case may be viewed entirely on its individual merits alone.

Thank you for taking the time to consider the case I have presented.

Kind regards,

Will









