

3 Leverton Place - Response to Members Briefing - URGENT.TXT
From: Deborah Cook [REDACTED]
Sent: 09 May 2016 14:21
To: Craig, Tessa
Subject: 3 Leverton Place - Response to Members Briefing - URGENT
Attachments: UNIFLW-RPS02_KX-MFD-17_4194_001.pdf; ATT00001.txt

Importance: High

Dear Tessa,

It concerns me that information has been omitted from the latest Members Briefing Report that obscures the full impact of the proposed first floor extension. It would be possible to add the response below to the documents online and ensure that this email reaches the Members. Apologises for the last minute nature of this email.

In my response of 25 April to the previous Members Briefing Report I drew attention to the fact that the proposed first floor extension cuts along the boundary of 9 and 7 Leverton Street. The latest Members Briefing Report does not mention the affect on 9 Leverton Street:

2.10 The first floor extension is adjacent to the property at 7 Leverton Street. The garden at 7 Leverton Street is already largely enclosed by high boundary fences. There will still be views over the top of the first floor extension.

The proposed first floor extension is 2m deep, 1.5 m along the boundary wall with 7 Leverton Street and 0.5m along the boundary wall with 7 Leverton Street. The plans do not represent this accurately - see the attached alteration to plan to clarify this.

2.11 The orientation of the site due west means that the additional height resulting from the first floor extension would be unlikely to cause any loss of light, particularly to residential windows which are over 7m from the common boundary.

The windows at no 7 Leverton are 6m from the common boundary - not 7m.

2.14 The proposal is not considered to cause security issue given the roof terrace has now been removed from the proposal. The full height glazing in the rear elevation shall provide access to the flat roof at first floor for maintenance purposes only and is not permitted to be used as a roof terrace.

There is access for maintenance from the ground floor rear light well. I would like to press for a railing (Juliette balcony type) to ensure that there is no access from this point.

Regards
Deborah

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