

RE: PLANNING APPLICATION. 108 COLLEGE PLACE  
Application Reference Number: 2016/4020/P

Dear Ms Douglas,

Thank you for your invitation to comment upon the application for proposed works at Flat C, 108 College Place.

I object to the current scope of the proposed plans for the following reasons:

1. The scale of the front roof slope, double CABRIO, opening window set is not in keeping with the whole of the street frontage in terms of front slope development, and would have an over-bearing impact on the street roofline/street scene.

2. The scale of the rear dormer to the main roof, and to the rear addition, is out of kilter with maintaining the visual aesthetics of the rear of the terrace, as seen from the other side of the gardens and the opposite terraced houses, and whilst a slither of rear main slope roof pitch is maintained, I do not feel that both the inclusion of a large rear mansard projection to the rear addition, and also an almost full width mansard to the main roof area is visually acceptable.

3. The inclusion of a set of Aluminium framed glazed doors to the rear of the main roof slope dormer will:

- In addition to over-powering the rear main house façade in terms of scale and roof line, (as noted above), will:

- Provide for both an increase in flanking noise in the 'tunnel' of the area between the rear additions to 106/108, by way of usage when opened, and

- Create unacceptable privacy issues, as this will provide overlooking into all the remaining flats (5 Nr.) of 106/108 through the side and central rear Bay windows and provide for the ability to look directly and obtrusively into either Sitting Rooms or bedrooms.

4. Timber framed sash windows on the rear Bay are to be replaced with double-glazed units. This does not state that they are being replaced as double-glazed sliding sash windows. These should be replaced as sliding sash to be in keeping with the original construction of these elegant Victorian buildings. Any other configuration would be adding to the diminution of the Victorian ethic of construction detailing conducive to this style of building. (As noted on one or two other facades in the street, which already have a negative impact).

5. Ditto, and more important from an aesthetic street scene point of view (as point 4, above) for the front Bay window sets.

6. If any of the flats below have any Cold Water Storage Tanks or Central Heating Header Tanks located in the current loft space, then access should be afforded for maintenance and repair. Also, that these units should be in a secure location, inaccessible by the occupants of the Top Floor Flat.

7. As this will be deemed a Material Change of Use to the scope of the premises, a stipulation of the Planning Permission should be that Full Building Regulations compliance should be adhered to in terms of Impact, Airborne, and Flanking sound transmission from this proposed alteration to the Top Flat.

The current position is that there is considerably inadequate sound-proofing between the Top, (Second) Floor, and Middle Floor Flat, which is both extremely intrusive to the Quiet Enjoyment of the flat by the occupants to the flats below, is wholly inadequate, and a matter of current contention.

Full provision to diminish the impact on the Middle Floor Flat, and Impact and Flanking noise transmission to the Ground Floor Flat, should be achieved by way of construction

detailing to provide for floating floor construction, between joist insulation and barriers to flanking noise transmission.

Ideally, a stipulation should be made that if timber flooring is to be installed at the lower level, that this should have a provision for underlay and carpet at this lower level, again to negate noise transmission.

Whatever sound reduction provision is stipulated to be installed; that this should be tested and compliant certification of the same should be provided to the Building Control authority and also to the occupants of the Middle and Ground Floor flats.

8. No diminution to the pressure of water to the remaining flats should be allowed by way of increased provision to the extra bathrooms/usage of the enlarged Top Flat. This should be tested in advance of the construction phase, so as to afford the ability to increase the water main size throughout the building. This should be tested and compliant certification of the same should be provided to the Building Control authority and also to the occupants of the Middle and Ground Floor flats. Provision should also be made by way of compensation to the other Flats' occupants for any disruption this may cause.

Other matters to take into consideration:

1. The change of slate to 3-layer felt is a diminution to the longevity of the roof covering. Also, in light of the fact that the Top Flat would be;

A) altering from the current material construction and

B) obtaining principal usage of new Mansards to the rear, that the repair and maintenance (including decoration), of all new roofs, windows, doors and roof-lights, etc., should be under the sole purview of the Top Flat. I.e. any future invoicing for cyclical repair and maintenance of these new materials and construction detailing should not be apportioned to the remaining two flat occupants.

This should include for Felt roofs, Mansards' construction and roofs, new rear Bay felt roof, windows, roof-lights, doors, side windows and vertical slate coverings to mansards.

Any costs invoiced in relation to any or all of the above, should be the sole responsibility of the Top Floor Flat occupants to pay.

Kind regards

Occupant of Flat B,  
108 College Place

[Sent from Yahoo Mail for iPad](#)