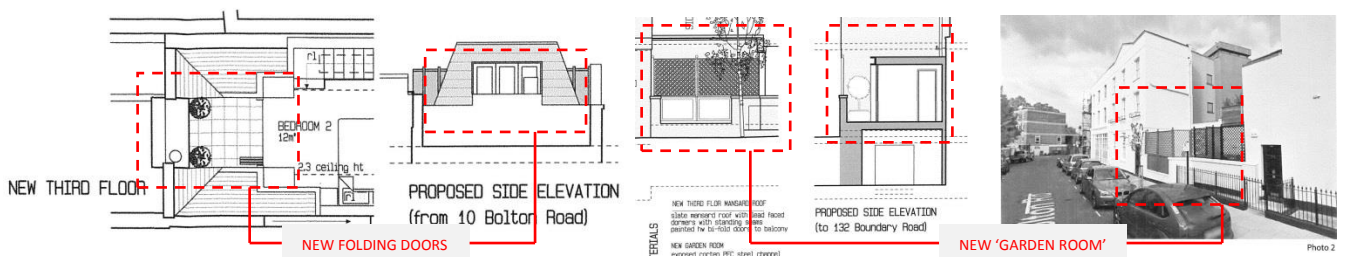


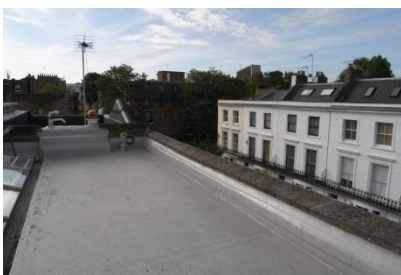
## Objection to 9 Bolton Road Planning Application

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. The architectural drawings omit certain information at both the roof level and proposed new garden room elevations.
  - The proposed side elevation (from no 10 Bolton Road) would suggest a dormer type window configuration however the plans would indicate full height folding doors which lead onto a proposed new external terrace, adjacent to no 10 Bolton Road. No indication is given to the materiality of the proposed new barrier between the 2 properties (refer to images attached below).
  - Equally, the front elevation omits the entire elevation of the proposed 'garden room' with its full height folding glass doors. We understand that there is an existing timber lattice in front of this omission, however, refer to the site photographs as submitted with the cover letter to this application, it is clear that this lattice is highly transparent and that the proposed voluminous addition would adversely affect the immediate streetscape. It should be represented correctly in the drawings, and opposed strongly by all (refer to images attached below).



3. 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. The existing pitched roofs exist as a common feature of the terraced houses, with end of terrace conditions. As detailed in the design statement, no 9 Bolton Road 'comprises one half of a pair of four storey semi-detached houses'. The proposed new mansard roof is an alien feature to the pair of semi-detached houses, its configuration creates an awkward relationship with no 10 Bolton Road and is more suitable to a detached type property, which it is not (refer to images attached below).



4. The drawings submitted already indicate the southern gable end as a massive building at roof level, the addition of a third floor would be clearly visible from the streets as far as the corner of Boundary Road and would violate the harmonious quality of the street.
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 ("Right of Light"). These skylights were built more than 20 years ago (in 1993). We are heartened to understand from the design statement that the new roof is 'sufficiently distant from the windows to the rear of 132 Boundary Road as to avoid any loss of light to this property' however we feel that the lack of similar assurances for no 10 Bolton Road is very telling.

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 attached below).



7. Indications shown that the property is currently used by a large volume of transient guests (rental via short term lets such as 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.