

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5489/P	D Brooke	4 Bolton Road Bolton Road	17/11/2016 10:41:29	OBJ	<p>We object to the proposed addition of a third floor and ground floor extension. These additions are contrary to Camden Council's Policy for the St John's Wood Conservation Area Appraisal and Management Strategy 2009, mainly on points 12.5 and 12.6.</p> <p>The proposed third floor will be visible from all aspects at street level, not just at oblique angles, as stated in the Design Statement. This is not a subtle loft extension.</p> <p>It will have a heavy, dominant presence, not only at street level but also to the houses opposite, especially the upper floors.</p> <p>Also, it will effect the symmetry and interrupt the consistency of the uniform height of all the buildings that line that side of the street - it certainly will not be harmonious with it's immediate neighbour, number 10. This goes against the Council's Strategy.</p> <p>The design of the proposed extension is contemporary and it is not in character with the period of the building. Again, this contravenes the Council's Conservation Strategy. I don't believe "Corten steel frames with copper infill panels" are traditional with the period of the building.</p> <p>As we live directly opposite, the proposed outside area space on the third floor, means we would be overlooked, have a loss of privacy and it would mean more noise from people accessing that area.</p> <p>This would also be a major concern for the neighbours at number 10.</p> <p>The noise levels are already excessive, as the property is used as constant short-term holiday rental accommodation, with continuous coming and going.</p> <p>The owners have never lived at the property, so they are unaware of the noise. They will also be unaware of all the noise and disruption to the small road, should this be given the go ahead. This is a sizable job, so it will last many months.</p> <p>The applicant states in the Design Statement that they "seek to extend the lower ground and ground floors to provide additional living space commensurate with the number of bedrooms the house has at present" Yet the applicant wants to add another bedroom.....</p> <p>Finally, we feel the proposed lower and ground floor extensions do not adhere to the Council's Conservation Strategy for this area, especially as the ground floor extension will be visible from street level.</p>