

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Consultees Addr:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2016/6756/L	Michael Way	8 Twisden Road NW5 1DN NW5 1DN	30/12/2016 15:32:00	OBJ	As a near neighbour living in Twisden Road I wish to strongly object to this application. It is adding new height and in new materials to an existing listed building. One of the best views of this site is from the corner of Chetwynd Road and Twisden Road. I accept I have heard much of this plan from a neighbour given that the online details are scant.

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2016/6756/L	William Silver, Katrina Silver	3 Chetwynd Villas Chetwynd Road NW5 1BT	03/01/2017 13:28:24	OBJ	<p>I write to object to the application to raise the roof height of Grove End House (application ref. 2016/6369/P) on a number of grounds, and agreeing with those who have earlier objected on similar and differing grounds, and I do so on behalf of my wife and me. We live at 3 Chetwynd Villas and our garden is already overlooked by the upper flat in Grove End House</p> <p>There is a similar application under reference 2016/6369/P so will the officers please amalgamate the representations under a single file.</p> <p>Current</p> <p>Grove End House is a quiet and attractive house, sitting in its own grounds at the front elevation and is restrained and harmonious in the locality. Whilst there have been a number of changes and additions over the years, the facade is largely unchanged in style - materials, fenestration, and appearance - since it was built.</p> <p>The rear existing structure is a slated mansard roof with standard windows, this is set back slightly from the rear brickwork, and with a terrace area in the bow-shape of the rear.</p> <p>Described as a 'Heritage Asset' the mansard roof contains living accommodation for the applicant.</p> <p>Objections</p> <p>The grounds for our objections are based on the applications substantial increase in bulk, that the scale is utterly inappropriate to the existing house, that the design is thoroughly inappropriate to the house and its English Heritage listing, and to the status of the surrounding neighbourhood, which is a Conservation Area, and that the proposed design is alien to the locality.</p> <p>Design - summary</p> <p>The owner has proposed demolishing the existing mansard structure on the grounds of its poor state of repair, although this is not a consideration for planning purposes, rebuilding and enlarging it in a contemporary style with use of modern materials, and their desire to make a visible design statement.</p> <p>Their proposal bears no relevance or connection to the existing building or the surrounding area, and will shout against the gentle nature of the existing building.</p> <p>Their proposal seeks to raise the level of the rear brickwork facade by about 2 metres and to add a modern structure in metal on top of this to raise the existing roofline, so the overall additional height increase approaches 3 metres.</p> <p>Whilst reference is made in the application to the influence of Soane's use of top lighting this is not immediately apparent in the design of the application itself.</p>

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Overbearing

This proposal will make the house overbearing in the extreme to surrounding properties. From our garden we shall see about 3 metres of additional height above the existing roofline, and in high summer there will be some loss of sunlight at the end of our garden

Bulk

The grounds for our objections are based on a substantial increase in bulk and scale inappropriate to the existing house which will loom over us throughout all the seasons of the year.

Inappropriate design

The design is thoroughly inappropriate to the house and to the surrounding Conservation Area neighbourhood.

Alien structure

The proposed design is alien to the locality.

Street impact

There appears to be no photo or drawing in the application showing the rear of Grove End House from Chetwynd Road and from the corner of Chetwynd Road and Twisden Road. This vantage point is where the bulk of the proposal will be most visible and most intrusive.

Alternative design

The applicant and the officers should view the recent additional floor completed at 2 Dartmouth Park Road, which is a slate-hung mansard, with lead dormers and traditional sash windows. It is in keeping with the neighbourhood and entirely inoffensive. We can see this from our attic bedroom, and the applicant will be able to see it from his rear terrace were he minded to consider other designs more in keeping with the area.

I did point out that we would have no objection to their raising the mansard roof height by 600mm in order to improve their internal living space.

Minor front facade adjustments

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There are a number of minor alterations proposed to the front elevation. We don't object to these other than noting that other leaseholders in the house will be required to contribute toward the cost of these unless the applicant is paying for these works, in which case then Grove End House residents' views should be tempered accordingly.

Tolerance

It is important that there is a neighbourly feeling in the neighbourhoods of cities such as London, densely populated as it is. It is unfortunate that the applicant's wife called me a NIMBY for not 'sharing' their vision. As I did point out they are on the inside looking out, and they just won't see what their proposal may look like. We, and passers-by and other local residents, will see it from the outside.

William Silver  
Katrina Silver

3 Chetwynd Villas  
Chetwynd Road  
London NW5 1BT

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2016/6756/L	David Kohn	38 Spencer Rise London NW5 1AP	27/12/2016 10:44:34	SUPPRT	I'm a local resident and I walk along Chetwynd Road regularly. I have often reflected on how the rear mansard and the unsightly south elevation of Grove End House really let down what is an otherwise beautiful historic building. This application will make significant improvements to those elements as well to the front. I browsed through the Heritage, Design & Access statement and I was impressed with the thoroughness of the research that went into this application – particularly the understanding of the original roof form, the proportions and the way this has informed the design of the new roof form. Overall I think it is a very positive scheme and I hope it is successful
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