

Royal College Street 245

Response to revised drawings place on web 6 Feb 2017.

The revised documents are presented several months after the original application, but remain part of the existing application. There is still no formal Design and Access statement. Note the application form states there is no intention to store waste. The site area is stated as "88 sqm".

Revised proposals are stated as elevation and section for the railings only. They state that the shop façade and house are not part of the application. However, the web page application contains proposed floor plans, section and façade; and it has added document D (November 2016) which is a poorly presented 'proposed' façade.

Criticisms of the lightwell remain. It is illegal. The officer's report on application 2010/6105/P states: "... it was considered that, as lightwells are not characteristic of this particular section of Royal College Street, a lightwell in this location would harm the appearance of the building and street scene. Two appeal decisions have supported the Council decisions to refuse front lightwells in the terrace on the grounds that they would harm the character and appearance of the building and conservation area." Three poorly-conceived lights were allowed, but were to be sited where the original shop façade is.

There is no need for a horizontal grill for ventilation: the vertical grill – preferably cast iron as originally – should be on the shop-front riser. There is no planning requirement for 'emergency egress': the ground floor and basement are served by the main staircase, and there is also a back garden for the lower floor. The railings should not have a gate – anyone can climb over the railings to clean the windows. Are the railings and gate designed in hope of restoring the illegal staircase down in the future?

It is recommended

- not to give retrospective approval of the existing railings and gate,
- to continue the enforcement to remove the unlawful open lightwell,
- new enforcement requiring the new (2015) unlawful shop façade is removed and replaced with the design prior to 2004.