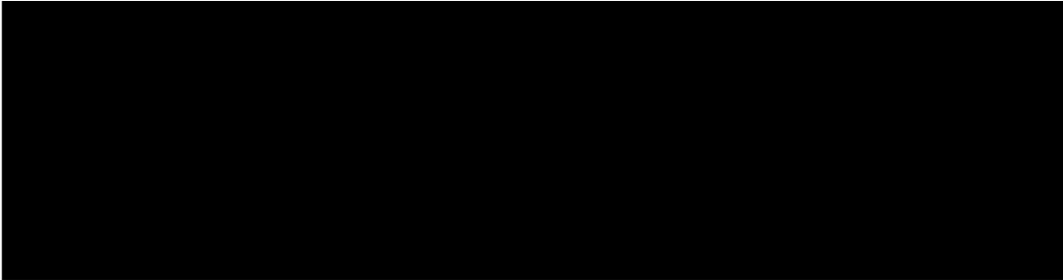


[REDACTED]

From: Marfleet, Patrick
Sent: 24 March 2017 15:02
To: Planning
Subject: FW: 8 Regal Lane - Response to CAAC objection (application 2017/0588/P)



From: Matt Thornley [mailto:[REDACTED]]
Sent: 24 March 2017 14:49
To: Marfleet, Patrick
Subject: 8 Regal Lane - Response to CAAC objection (application 2017/0588/P)

Dear Patrick,

Good to speak to you earlier on in the week. As discussed, please find below our response to the CAAC objection:

The objections key point is that the size and form of the proposal would have a detrimental impact on how the buildings on Prince Albert Road are viewed. They state that the new extension would mean that No.8 Regal Lane would no longer subservient to the foreground buildings. We disagree with this point. No.8 Regal Lane is set back from Prince Albert Road and as such the building and its extension will always read as subservient to the foreground buildings which are grand in scale and architectural detailing. We would note that the recent flatted development to the east is significantly bigger than the proposal and still reads as a backdrop to the villas on Prince Albert Road.

In terms of building scale, the new extension represents under a 30% increase to the existing buildings height, not the 50% stated.

We do not believe that the building has a detrimental impact on Regal Lane and this is demonstrated within the DAS.

In terms of building form, the geometric nature of the proposal is in keeping with the architectural nature of the existing building and this strategy was supported in the pre-application response. We do not think a pitched roof would be appropriate and a pitched roof would not reduce the scale of the development. We would note that the height of our proposals is in line with the consented extension adjacent.

Let me know if you need any further information.

Best,

Matt Thornley
Director
[REDACTED]

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