

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2383/P	William and Katrina Silver	3 Chetwynd Villas Chetwynd Road NW5 1BT	10/05/2017 15:48:28	OBJ	<p>This application is a replacement for an earlier application which was withdrawn from the planning process when English Heritage refused to agree with it in its first incarnation.</p> <p>The revised version submitted again has some modest changes to the front elevation which are minor and unimportant. We don't object to those.</p> <p>The main proposal is the removal of a mansard-faced floor and its replacement with a higher brick-faced structure with an additional floor built on top of that, so, effectively, a modest one level of habitable space, placed below the level of the existing front and side parapets, is being replaced with two floors which are both visible from surrounding houses and streets.</p> <p>Our objections are principally these:</p> <ol style="list-style-type: none"> 1. The new building substantially overlooks our garden and those of the other six households in the terrace of Chetwynd Villas and the households at the bottom end of Dartmouth Park Road; 2. The high extension floor is visible from all the houses in Chetwynd Villas, and from many streets locally; 3. The extension will be visible from Highgate Road as it is higher than the parapet facade; 4. Grove End House is a modest Georgian building, set in a front garden which is, apart from the contemporary planting, unchanged since it was first built. 5. The bulk of the proposal is plainly out of proportion to the area; 6. The suggestion that the proposed additional floor should reach the height of the roofline of the adjacent Victorian semi-detached house to "balance" the look of the building line is a little desperate - why should there be any matching height between a large Victorian villa and a Georgian house neighbour? They were built at different times (maybe 150 years apart) and in different styles. 7. John Soane is referred to with some reverence in the proposal. As the principle of borrowed light goes back for centuries the Soane reference seems both irrelevant and hyperbolic. 8. Grove End House marks one boundary of the Dartmouth Park Conservation Area and it seems unacceptable to have this marked by a hybrid amalgamation of styles, materials, bulk and a clash of designs.

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					<p>9. We have lived locally for over 20 years and object strongly to this attempt by a new resident to impose their particular and inappropriate design on an old and much loved friend.</p> <p>10. Although the applicants claim that the poor condition of their flat compels them to apply for what is, a very large increase to their living space there is no basis for a planning application of this kind due solely to the poor condition of their space.</p> <p>11. In fact, the applicant Mrs Pawlyn did tell me last year that they bought the flat because they felt it "had potential".</p> <p>12. We did point out to the applicants that we would be supportive of an application which allowed them to increase the height of their mansard roof - enabling them to undertake all the repairs they felt necessary - to the level of the front parapet i.e. about 1 metre gain in roof height. This has been done very successfully at 2 Dartmouth Park Road, and it is both appropriate and well executed.</p> <p>13. We feel there is no design or aesthetic improvement in these proposals for Grove End House, a modest Georgian House in this attractive and sought-after area.</p> <p>14. I have worked with architects, including Bob Venturi and Denise Scott-Brown and Philip Jebb, throughout my working life and am no stranger to good design.</p> <p>14. We feel there is no design or aesthetic improvement to Grove End House in these proposals. It is a modest Georgian house, and these proposals are both intrusive and immodest.</p> <p>15. On these grounds we object strongly to the proposals in this planning application</p>

2017/2383/P	Mario Brown	18 College Lane NW5 1BJ	15/05/2017 16:30:14	SUPPRT	I live on College Lane and regularly walk past Grove End House. This looks like a good scheme and I confirm my support.
2017/2383/P	Ms Hannah Mayall	6 Bramshill Gardens NW5 1JH NW5 1JH	15/05/2017 14:06:11	COMMNT	I would like to add my support for this planning application. I feel assured that the applicants will make sure that it will be carried out in a manner that will improve and enhance this building and be sensitive to the surrounding buildings of the neighborhood