

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/3869/P	Stephen Williams for and on behalf of the Netherhall Neighbourhood Association	Little House A 16A Maresfield Gardens London NW3 5SU	30/10/2017 21:06:16	OBJ	<p>We note that the Applicant has submitted alternative proposals which you registered on 18 October 2017</p> <p>The proposals are a great improvement even if they do not meet all our comments made to you on the originally submitted proposals.</p> <p>The major amendment is the omission of render from the proposals and the retention of the existing brickwork. We are pleased about this. The handmade bricks should be matched where new brickwork is introduced and the brick façade should not be painted. We have been concerned recently that additional floors and other significant changes to the original approvals have been applied for and approved as minor material matters. Any approval you may consider granting should specifically require the retention of the existing brickwork.</p> <p>The building forms the middle of a trio of buildings of importance within the streetscape of the Conservation Area. The importance of this is mentioned in Camden's Conservation Statement for Fitzjohns and Netherhall Conservation Area. The front elevation should therefore be preserved. Your Architect's submitted existing west elevation drawing is incorrect and omits to show the important brick detailing on either side of the entry door. The entry porch and its detailing is a, if not the, major element of the existing front façade and should be retained to maintain the integrity of the existing street elevation. Its loss will result in a weaker façade. The proposed smaller door brought forward to be flush with the façade is weak in comparison. Again the removal of the raised parapet over the porch alters the articulation of the façade and would significantly change the street elevation. We can see no benefit in removing it.</p> <p>The moving of the dormer is a benefit and we have no objections to the modified roof.</p> <p>Whilst the retention of the original west facade would be preferred, the articulation of the rear façade in the resubmitted proposals is an improvement on the previous proposal however the retention of the central brickwork feature with round window head would benefit the proposed rear (east) façade.</p> <p>If replacement windows are proposed, they should be painted timber. Windows in the Conservation Area are painted timber.. The introduction of alien materials such as aluminium or uPVC windows would be detrimental and should not be permitted</p>

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					<p>The interior doors, fireplaces, and other fixtures and fittings have been stripped out before obtaining Planning Permission.</p> <p>You will need to establish the extent of the interior to be retained to ensure the extent does not constitute the effective demolition of the building.</p> <p>Stephen Williams for and on behalf of Netherhall Neighbourhood Association</p>
