

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2018/0144/P	Susanna Miller	51 Rochester Road London NW1 9JL	25/02/2018 19:20:22	OBJEMPE R	<p>40 Rochester Road is a fine example of the distinctive Victorian semi detached villas that typify the Rochester Conservation Area. It is largely in its original form, particularly in regards to facade and roof form. The immediate area is also typified by single family dwellings.</p> <p>I object to the proposal on the following grounds:</p> <ol style="list-style-type: none"> <li>1, loss of a single family dwelling; family sized dwellings need to be protected.</li> <li>2, Unacceptable width and bulk, unacceptably poor detailed design of full width ground floor extension e.g. flat roof.</li> <li>3, Poor design quality of the drawings and lack of information generally in the application</li> <li>4, Intensifying occupancy of the site by changing the dwelling units and associated parking, noise and amenity concerns.</li> <li>5, Cycle bays- inappropriate place for cycles industrial design- the front gardens are not for cycle storage they are for gardens.</li> </ol> <p>Parking: this is already a stress area for parking, increasing the number of units will lead to further stress on parking and is unacceptable.</p> <p>Design: In detailed design terms the proposed rear extension relates poorly to the architecture, character and appearance of the host building as well as the character and appearance of the Conservation Area. The design is shown in the drawings and Design and Access statement as being very basic and rudimentary with no evidence of built quality, understanding or respect for the host architecture and surrounding conservation area.</p>

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