

From: Philip Peacock [REDACTED]
Sent: 18 September 2018 17:55
To: Peres Da Costa, David [REDACTED]
Cc: 'Philip Peacock' [REDACTED]
Subject: 18-20 Lancaster Grove NW3 4PB : Application 2018/3929/P

Attn: Planning Dept.

Dear Mr Peres Da Costa, Thank you for initiating enforcement action in this matter. We refer to this retrospective Application to amend the planning consent previously given (ref. 2014/2811/P).

We wish to object to the proposed amendments and strongly contest the Applicants' description of them as "minor". It is all too obvious on viewing the building from the street that the three flat topped parapets, built in contravention of planning consent, currently render the front elevation of the dwelling aesthetically displeasing and entirely out of character with neighbouring properties. They should not be allowed to remain and the design features of the original Application 2007/0923/P comprising hipped roofs or gables to the two side bays and a pediment to the central bay at the front should be built instead, in conformity with the consent given (although we have no objection to the central bay being faced in brick as opposed to black granite).

The Applicants argue that retaining these features would draw too much attention to the front elevation, and now seek retrospectively to have the change to flat tops approved as currently built. Far from improving the appearance of the front elevation, the flat tops are visually ugly and conform to no architectural style of any kind, whether neo-classical or Arts & Crafts, and do not reflect any similar feature elsewhere in the area. Above all, it is critical that the overall design and appearance of the dwelling comprise a coherent entity as a whole, without inaccurate comparison with other buildings. Far from creating a more coherent effect as alleged by the Applicants, the flat tops accentuate the unrelieved volume and mass of the roof, which would otherwise be broken up and rendered less oppressive by the inclusion of the gables and pediments.

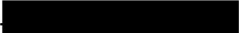
The Applicants also submit that omitting the gables and pediment would render the dwelling less ostentatious and make it look more like three separate dwellings. This last suggestion recalls the fierce objections previously lodged to any dwellings on the south side of this end of Lancaster Grove being in terraced form. We would point out that the dwelling as built is ostentatious not because of the inclusion or otherwise of gables and pediments but because it is far too big for the building plot on which it sits, making it out of all proportion to its neighbours. For this reason alone, any features that relieve the overwhelming mass of the property should be strictly adhered to.

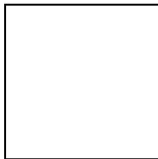
The Applicants sought to substitute flat tops to the three bays in their Application 2016/3965/P, but consent was refused as the redesign was considered unsympathetic to the surrounding context. It stripped back the detailing of the front elevation and failed to enhance or preserve the established character of the conservation area. Application 2017/4514/P also showed the bays with flat tops but this application was withdrawn, no doubt following advice from the planning authority, and replaced by Application 2017/5946/P which retained the gables and pediment but sought consent to other changes and explicitly stated by letter dated 23 October 2017 from SBW Planning Ltd that "No other changes are proposed to the development".

The reasons advanced to justify the current Application appear to be contrived, as no compelling argument for the changes is contained in the Applicants' submission. Certainly no structural or functional reason for them has been advanced.

Significantly, the Applicants by ignoring the originally approved design have proceeded to a late stage of building in complete contradiction not only of the consent given but also of the explicit assurance (see above) given to the planning authority.

We therefore ask that this latest Application be refused and that the Applicants be required, as they promise in that event, to complete the building in the manner previously approved.

Regards, Philip & Helena Peacock. 



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