

Hazelton, Laura

From: Stephan Max Neufeld <[REDACTED]>
Sent: 19 November 2018 18:54
To: Cullen, Bethany
Cc: [REDACTED]
Subject: Hazelton, Laura
App. 2018/5143 27/29 Whitfield Street

Dear Bethany,

I hope you are well.

It is a matter of surprise that this application was not rejected on receipt since it is clearly vexatious being the third time that the Applicants have sought to remove the balconies which formed part of their Applications and which they know are a requirement

It is also astonishing that Officers should have accepted.

this application as a nonmaterial amendment,It patently is not since it breaches a raft of policies in the Plan in respect of protecting residential amenity.It also if allowed would have implications affecting the setting of the adjoining listed house.

The reality is that if I were not a member of the CSA Cttee I would be unaware of the existence of this application which,if granted would have devastating impact on my privacy and amenity.That cannot be right.

This is the third attempt by the Applicants to replace the Juliet balconies with an internal rail which would facilitate easy access to this terrace, thereby confirming their determination to use this space for amenity purposes.

In discussing an earlier similar application (14/11/17) you agreed that the replacement of the balconies was unacceptable.David Joyce when he visited my house and saw the relationship of the terraces also accepted the need for effective measures to protect my privacy.

I commented on the earlier similar application on 11/10/17..

The proposal to remove the Juliet balconies at 3rd Floor level and substitute an internal(not detailed)rail would allow casual and unauthorised access to this terrace ,it would become a haven for smokers,it would have an unacceptable impact on my privacy as the occupant of the adjoining house.

The balconies as approved require inward opening doors so all window cleaning is carried out from the inside,thereby limiting the use of the terrace to use for occasional maintenance The replacement of the balcony by an internal rail requires outward opening windows which necessitate window cleaning to be carried out from outside and requires the the internal rail to be openable thereby facilitating easy access to this terrace The proposed change would have material consequences in relation to Building regs in that access would no longer be for occasional maintenance but for regular maintenance and the requirement for safety barriers to the detriment of the setting of the listed building

The Planning condition seeking to control the use of this terrace in reality offers no protection Due to resource constraints the Council effectively does not have an enforcement regime,in the few priority cases where Enforcement action is taken it can take years to bring it toconclusion,during this time I would be living in a goldfish bowl with people able to look directly into my bedroom.The terraces of nos 2&3 would also be overlooked. It should be rejected.

Best wishes

Max

Sent from my iPad