

Hazelton, Laura

From: Stephan Max Neufeld [REDACTED]
Sent: 14 January 2019 09:38
To: Johnson, Heather (Councillor); Rea, Flick (Councillor); Parkinson, Andrew (Councillor)
Cc: Cullen, Bethany; Hazelton, Laura; Harrison, Adam (Councillor)
Subject: Members Panel 14.01.19 Cyclone House 27/ 29 Whitfield Street

The officers are wrong to treat this as a non material application.

It is very material in terms of the impact of the proposal on residential amenity, privacy and overlooking.

The 3rd floor roof at 27/29 is 2mts above the terrace of my adjoining house at 1 Colville Place. Anyone standing on this roof can not only overlook the terrace but can look directly into my bedroom. It was in recognition of the need to provide the most effective deterrent to the casual use of the this roof that the Council required the provision of Juliet balconies. This requirement and the reasons were spelt out in detail in the Cttee report. Unfortunately the Applicants seem unwilling to accept this constraint and persist for spurious reasons to circumvent it. The determination to use this space as a terrace is confirmed by an encounter with the Applicant's father who asked "why are you trying to stop us using the roof"

The Applicant's justification for the proposed change is not accepted, not only have they known of the requirement for over a year, inward opening doors are common on the continent so a wide range is available. Any slight difference in profile would, be barely, if at all, perceptible from the public realm and pales against the amenity issues involved.

The current proposal provides materially less protection than the approved balconies.

The submitted details of the proposed internal rail show a cill which provides a easy foothold and reduces the effective height of the rail to 750mm, which offers little protection even I aged 87 could probably climb over it. Given the emphasis on the importance of the Juliet balconies highlighted in the Cttee Report the current proposal should be referred back to Committee so Members can decide if the proposals adequately meet their concerns, impose any additional conditions necessary to protect my rights under Article 8 of the Human Rights Act
Max Neufeld Owner Occupier
1 Colville Place

Sent from my iPad