

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/1295/P	r cooke	15/04/2019 10:33:22	OBJ	<p>I am concerned that the applicants have not designed the extension with under Policy D12 (agent of change) in mind. The proposed fully opening bi-fold doors will effectively open up the whole interior of the pub, funnelling noise and light pollution out into garden. The proposed banquette seating along the perimeter (drawings not provided?) will also concentrate noise / smoke close to neighbouring properties. The design statement (section 8) refers to the fact that additional privacy and noise insulation will be required, but the proposed solution of soft planting and shrubbery is clearly not sufficient. It states that by being smaller in width than the current conservatory there will be an increased buffer for privacy. The reduced width is minimal and the height of the proposed windows higher. The policy states that boroughs should refuse proposals that have not clearly demonstrated how noise impacts will be mitigated and managed.</p> <p>The size and height of the conservatory is excessive relative to the building and not 'small scale' as suggested.....it will change the rear aspect significantly. The use of traditional materials shouldn't be a mitigating factor to the size. Policy D1 and D2 are both ignored - the bi-fold windows proposed are not in keeping with the traditional sash window design that all the residential properties have to adhere to.</p> <p>In the Arboricultural and Planning assessment report (8.3.1) they mysteriously refer to "proposed work for the Mews property".....</p>
