

**From:** Alice Gailey [REDACTED]  
**Sent:** 23 April 2019 19:39  
**To:** Thuaire, Charles [REDACTED]  
**Subject:** 35 South Hill Park NW3 2ST.

Dear Charles Thuaire,

I should like to correct a mistake in my submission to you dated 8th March 2019 in which "front garden and boundaries" policy in the Conservation area statement for South Hill Park, which includes ref to railings was mistakenly given as para. SHP CAS No. 25, it should be No. 26.

Could I please comment on the drawing 570 3D axo showing rel with 37, which came to you on the 18/03/2019. I have coloured all the glass black to be consistent and this clearly shows how dreadfully conspicuous this conservatory is prejudicing the character of the conservation area and polluting the night.

Rear Extensions and Conservatories. also referred to in this document. Para. SHP CAS No 18 says:-  
" extensions and conservatoires can alter the balance and harmony of the property or of a group of properties by insensitive scale, design, or inappropriate materials. Within the last 20 years some extensions have harmed the appearance of the conservation area and would no longer be considered acceptable. Some rear extensions, although not widely visible so adversely affect the architectural integrity of the building to which they are attached, that the character of the conservation area is prejudiced.

Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the conservation area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and conservation area will be the basis of its suitability."

SHP No 21" Conservatories, as with extensions should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of the original building."

When looking at supporting document drawing No.570 3D axo showing relative position of No 35 SHP with 37SHP it can be clearly seen as an ugly protrusion into the rear garden. The permitted extension had a lower flat roof covered in sedum planting and was far less obtrusive. The conservatory on this site which previously existed as shown in attachment 1, was far less conspicuous, smaller in size, with not so much glass. All the sedum planting has now been removed.

Best regards,

Alice Gailey

**From:** Alice Gailey [REDACTED]  
**Sent:** 24 April 2019 16:49  
**To:** Thuaire, Charles [REDACTED]  
**Subject:** 35 South Hill Park Nw3 2ST

Dear Charles Thuaire,

The email to you yesterday dated 23/4/2019 omitted to show the following due to computer error.

Attached is drawing no. 570 30 axo. The other drawing 570 100319 "boundary planter" which also came to you on the 18/3/2019 is inadequate as it acts as a retaining wall for the old garden wall behind. It should have proper foundations, reinforcement and the planter should be wider as shown in the attached landscaping plan presented to committee by the developers for approval on 19/2/2015. No details of its location is given. Landscaping details as mentioned in condition 4 should also be provided and approved.

The proposed floor to ceiling height of 1300mm at basement level shown on submitted drawings is substandard for any use or anybody.

Drawing no 570 comp 013-1 A front elevation which came to you on the 1.4.2019 which shows treatment of the front boundary I have already commented on above. These dominant railings are not appropriate in south hill park but more suitable for a Georgian terrace.

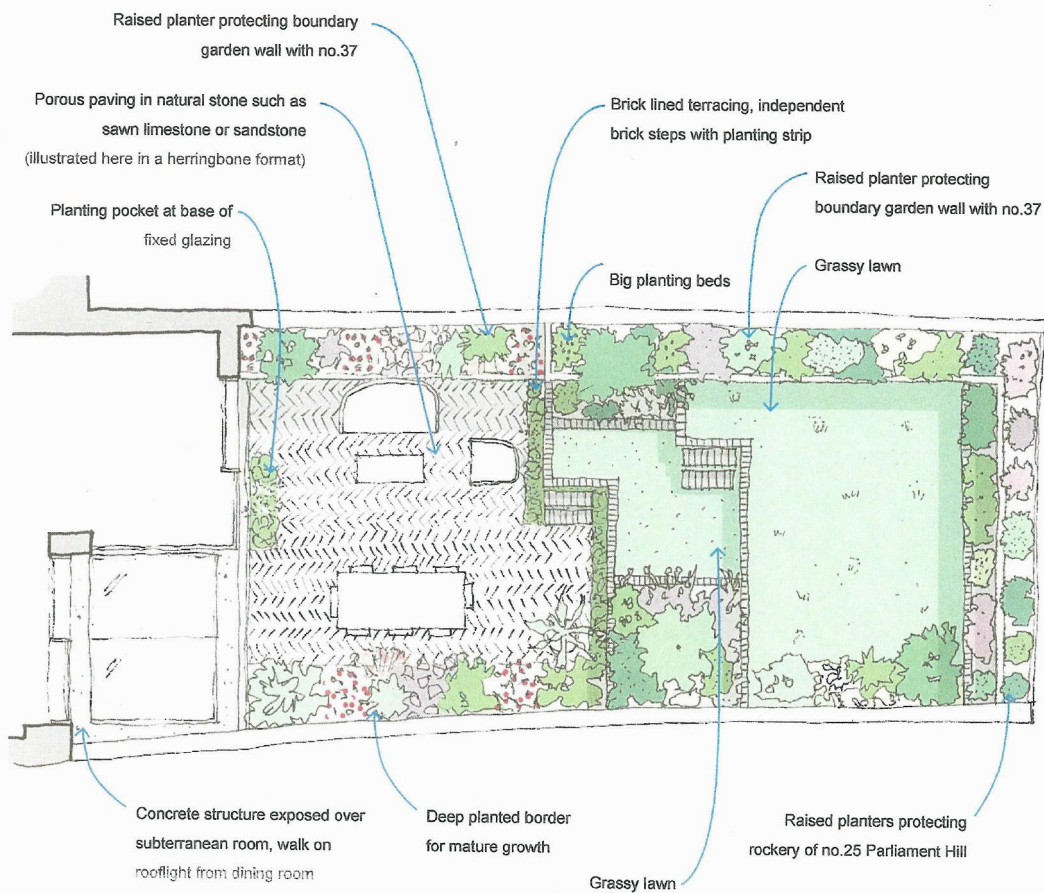
Best regards,

Alice Gailey, Shura Gailey, Beverley Griffiths

## Other issues

Our soft and hard landscaping measures will ensure a reasonable amount of the rear garden is retained

Materials used in the garden will be chosen for their permeability and / or porous qualities. Where paving is to be used it will be on a permeable base (avoiding concrete). The materials as shown below are visually soft and durable, making the garden both a pleasant and practical space for family life. Areas of grassy lawns and planting beds ensure that over 50% of the garden is soft landscaping, and is similar in ratio to neighbouring gardens such as no.33 South Hill Park.



We would add that the 3D visuals were in order to understand the 3D modelling of the extension and were not intended to be a firm design for the garden.

# 35 South Park Hill

27, 28 - 34 35 400  
Planning Comm - 19.07.2015

Existing front elevation



Existing rear elevation

