

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/3564/P	Sandra Wheen	29/08/2019 14:55:24	OBJNOT	<p>Dear Nora-Andreea Constantinescu 29 August 2019</p> <p>I am writing to object strongly to THE REAR EXTENSION proposed in Planning Application 2019/3564/P for No. 87 Gower Street. I write as an individual resident but I am on the Committee of Gordon Mansions Residents Association and a member of Chenies Mews Working Group (of residents) and have had a brief discussion with a representative of each group. Proper consultation is difficult in the holiday period and therefore I cannot claim to be representing them.</p> <p>I live [REDACTED] overlooking Chenies Mews and the backs of the Gower Street houses and can see clearly from my flat the impact the proposed extension would have on the local geography.</p> <p>As I have such a good overview of the area I would like to invite you to come and see it from my flat if you would like to. Otherwise, Google Earth aerial view does it very well too.</p> <p>These are the points that I would like to make about THE REAR EXTENSION:</p> <ol style="list-style-type: none"> <li>(1) The extension applied for would virtually obliterate the garden of 87 Gower Street.</li> <li>(2) This garden forms part of a substantial green corridor running from Store Street at its southern end to 97 Gower Street at its northern end and includes Ridgmount Gardens. The Garden of 87 is in a key position as it minimises the break in the corridor caused by Torrington Place.</li> <li>(3) The green corridor is of great importance in terms of air quality and quality of life to the densely populated residential enclave on either side of Torrington Place. And it is of great importance to me! It is absolutely wonderful to have flourishing trees and green spaces outside my windows and I am sure many other residents feel the same.</li> <li>(4) The green corridor is also important in terms of air quality and charm of street scene to the very great number of people, pedestrians and cyclists, who pass along Torrington Place every day. Image EDP42 in the Heritage Impact Assessment shows how attractive it is.</li> <li>(5) The green corridor is also crucial for supporting an ecological system which includes insects, birds and foxes. Many birds use this corridor - goldfinches, parakeets, pigeons, gulls and crows among them. I think there are also long-tailed tits, blackbirds and possibly coal-tits.</li> <li>(6) The gain in terms of extra space for 87 Gower Street seems minimal compared with the magnitude of the loss to the environment. It would seem right that they should make better use of the space they have got without pillaging the environment as well.</li> <li>(7) The applicants argue that similar, single storey, extensions have been allowed in the gardens of other houses in Gower Street. This is true (and in my view scandalous). North of 97 Gower Street, virtually all the gardens have been obliterated by ugly space wasting single storey extensions. All the more reason not to ruin the few gardens left at the northern end of the green corridor where No.87 is situated. According to the Heritage Impact Assessment lodged with this application, No.87 became a listed building jointly with the rest of the terrace up to and including 97 Gower Street. If No.87 is permitted to cover its garden with a single storey extension this will set a precedent for the rest of this listed terrace up to No.97 and from there the contagion could spread to the gardens south of Torrington Place.</li> <li>(8) I understand that the tree, a lime, identified as at risk from the proposed development is actually growing outside No.87's garden but could be seriously cut back if the extension is permitted. It could even die if its roots are disturbed, as seems likely. And the fig tree which also spreads across the boundary (I am not sure which side its roots are on) seems even more at risk as it does not even get a mention in the Arboricultural Report.</li> <li>(9) I feel the need to speak up for 68 and 70 Chenies Mews at the rear of the proposed development. If the extension goes ahead it will reduce their amenity and light significantly and I think could also affect their security.</li> </ol>

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(10) I am concerned that most of the neighbours of 87 Gower Street may not be aware of this application. There are notices on lamp-posts but the consultation has fallen within the holiday period (in a university district) and neighbours may be away. Also No. 89 Gower Street is undergoing construction and completely boarded up, so the property owners may not have been in the street recently to see the notice. I would therefore like to request that letters are sent to 68 and 70 Chenies Mews and to 89 Gower Street and that the consultation period is extended until the end of the summer holidays (UCL academic year starts on 23 September).

(11) I would like to go further and suggest that any planning permission granted for alterations to the structure of No.87 should not only refuse permission for the extension but also include, as a condition, the re-greening of the whole of No.87's garden space.

I am sending the content of this e-mail to you as an attachment as well, in case you need a better format.

Many thanks and kind regards

Sandra Wheen

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