

From: Bridget Cuming
Sent: 25 September 2019 16:03
To: Planning
Cc: Sandra
Subject: FW: Planning Application 2019/4081/L for No. 87 Gower Street - listed building

Further to my telephone conversation this afternoon with Sonia, I am forwarding the Letter of Objection I sent on the 7th September on behalf of Chenies Mews Working Group regarding Planning Application 2019/4081/L for No. 87 Gower Street - listed building, as requested.

Yours,

Bridget Cuming

On behalf of Chenies Mews Working Group

From: Bridget Cuming
Sent: 07 September 2019 10:35
To: Nora-Andreea.Constantinescu
Subject: Planning Application 2019/4081/L for No. 87 Gower Street - listed building

Dear Nora-Andreea Constantinescu,

Planning Application 2019/4081/L for No. 87 Gower Street – Letter of Objection

I am writing to object to THE REAR EXTENSION proposed in Planning Application 2019/4081 for No. 87 Gower Street – Listed Building Consent - “Demolition of existing rear structure at ground floor level and erection of single storey rear extension, new access to basement level and cycle storage within existing vault, all to office (Class B1(a)).”

I am writing on behalf of Chenies Mews Working Group (An informal group of like-minded residents who got together in August 2016 to do what they can when they can to improve the environment of Chenies Mews as a place to live and work). Unfortunately the CMWG have not had an opportunity to meet to discuss a detailed response to the application during the holiday period.

Comments:

1. CMWG have an agreed objective with all Chenies Mews Stakeholders a policy of “greening up” the area wherever possible. Building on the garden of 87 Gower Street clearly is contrary to this CMWG objective.
2. CMWG have concerns about the damage to the tree, as outlined in the [Arboricultural Report](#) accompanying the Application (0505 – 20190710) which offers no encouraging findings. Indeed we are surprised that the application was even accepted by the Council if the Officers were minded to approve the application in principle. It could be suggested that the flat roof is to be “greened” by sedum planting or similar with accompanying conditions that the flat roof is neither to be used for locating air-conditioning plant nor accessible to a break-out space for office staff – causing a disturbance to neighbours.
3. The proposed development is within a conservation area, a rear extension of a listed building. The proposed rear extension does not enhance the character or appearance of the area.

4. The impact of the proposed development on neighbours' amenity would be intolerable and would cause significant light pollution during the winter months to neighbouring residents.
5. The rear extension to 91 Gower Street (shown on the Massing Diagram 0505 2 D which accompanied the application) is not a reason to justify building a rear extension on the garden of 87 Gower Street. The extension of 91 Gower Street has a rear entrance via it's own car park which is in Chenies Mews. Furthermore the rear extension of 91 Gower Street was built during a very different era.
6. The drawings attached to the application are not sufficiently detailed in their content to be considered appropriate for a listed building consent application.
7. It appears that the owners of the 3 properties in Chenies Mews most likely to be impacted\affected by this application (numbers 72, 70 68) are\may be unaware of the application."

Yours sincerely,
Bridget Cuming
On behalf of Chenies Mew Working Group

