

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/4241/P	Gianni Botsford	03/10/2019 18:25:07	PETITNOBJ E	<p>I write to object to the proposals for the works at 30 Percy St.</p> <p>I am the architect for the recent restoration and extension of the neighbouring Grade 2 Listed property at 29 Percy St, which includes a new glass and Corten extension to the main house which faces the flank wall of the extension to 30 Percy St. This project has won a number of architectural awards (most recently the Giles Worsely Award for a new building in a Georgian context in the Georgian Society Awards 2019).</p> <p>Sense of Enclosure and loss of light: Since this project has completed an additional storey has been approved and constructed to 28 Percy St to the East, as well as the office building to the North. This has had a significant effect on the sense of enclosure to the garden, house and new extension as well as loss of light. The new proposals for 30 Percy St will only increase the sense of enclosure due to the substantial increase in height of the flank wall of almost 2m in height, as well as reducing the amount of afternoon sunlight reaching the extension and garden. The D&amp;A describes the rear building reducing from a 3 storey building to a 2 storey building without mentioning that it is proposed to be substantially higher along the flank wall due to the increase height of the parapet wall.</p> <p>Privacy and overlooking- new roof terrace: The proposals include a roof terrace at this upper level which will impact significantly on the privacy of 29 Percy St- direct views into the rear gallery and second floor bedroom will be possible from those using the roof terrace. In addition the potential for noise and conversation will affect how the house and garden can be used and it is difficult to understand why a roof terrace should be allowed where there has never been one before.</p> <p>High level roof terrace: Various additions are proposed to the high level roof including bee hives, specialist planting and shrubbery which suggests greater use of this roof terrace that has never had planing permission.</p> <p>Roof Plant: Roof plant is to be added to the mansard which will potentially generate unwanted noise and acoustic pollution close to the top floor bedrooms to 29 Percy St.</p>

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