

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/4241/P	Robert Mitchell	04/10/2019 14:30:04	OBJ	<p>I have been made aware of the planning application (2019/4241/P) and listed building consent submission for the external alterations and rear extension of 30 Percy Street and in my capacity as a specialist conservation architect, consider that the submission cannot be supported for the following reasons.</p> <p>The heritage statement is comprehensive and enables a full understanding of the context within which these changes have been conceived and relevant comment on the 1990's extension to the rear of the property by Arup. The main issues to be considered are the loss of historic fabric, amenity of the neighbours and the setting of the historic asset, the latter reinforced under para 2.37 in determining heritage significance. Para 2.45 calls for consideration of the circumstances under which changes are made and thereby the impact and para 3.8 requires the conflict between the heritage asset and the proposal to be minimised. The constraints are therefore clearly set out in this document and the judgement is whether or not the proposal adheres to this advice.</p> <p>The description of the work describes the change from a 3 storey building to a 2 storey one without mention of the significant increase in the upper floor level and the addition to the height of the parapet wall (identified on the section in the D&A) with the corten screen above and therefore an overall increase in height on the boundary wall in the region of 2 metres.</p> <p>The D&A suggests that the extension further detaches itself from the host building revealing more of the Georgian rear elevation. This clearly not the case with the upper levels of the extension encapsulating more of the rear elevation. The adjustments to the window to lower the cill to provide access to the terrace suggest that this is as a means of escape but internal steps appear on the sections and not the plans and so this is likely to be used an accommodation stair and thus the terrace will be used more frequently.</p> <p>The bee hives on the roof are to be accompanied by "specialist planting and shrubbery" which is not clear on the drawings in terms of location, construction or visual impact and roof plant is to be added to the previously remodelled mansard and so the question of noise impact needs to be considered.</p> <p>I would therefore wish to lodge an objection to the applications on the basis of these concerns under the following headings.</p> <ol style="list-style-type: none">Visually more imposing on the neighbouring properties with an unacceptable impact on the light to the neighbouring courtyard.Reduced visibility of the rear façade of the host property and therefore an unacceptable impact on the setting of the listed building.Noise generated by the roof plant and thus loss of amenity.
