

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/5109/P	Adam Wolanski	08/11/2019 15:03:40	OBJNOT	<p>This objection is lodged on behalf of the Quickwood Residents' Association ('the QRA'), of which I am the acting chairman. The QRA is a long established voluntary body elected annually by residents of the sector of the Chalcots Estate in which the property is located. The sector comprises 66 properties.</p> <p>The QRA has various responsibilities in relation to the maintenance and running of the sector, including advising the landlord, Chalcots Estate Limited ("CEL"), on all applications to make external alterations to properties in the sector. All properties in the sector are required by a Scheme of Management to obtain the permission of CEL before making such alterations. The proposal which is the subject of this application therefore requires the permission of CEL before it can proceed.</p> <p>In considering any application for permission to make alterations the QRA takes into consideration (a) the impact of any alteration on the architectural integrity of the sector as a whole; (b) any potential detriment, or benefit, to other residents of the sector arising from the alteration, including any potential interference with privacy, and any impact upon the light entering into other properties and the views those properties enjoy; and (c) the potential that any alteration may set a precedent, with future adverse effects for residents arising from the pressure to allow the same or similar alterations to other properties.</p> <p>The QRA objects to the proposals for the addition of an extra storey as proposed. This is because:</p> <p>(a) The Quickwood sector was designed as a low rise estate, with two storey houses, including 6 Conybeare, in the central, southern and western areas, three storey houses in the terrace bordering the east of the sector, and four storey houses bordering the north of the sector. This architectural assembly, and in particular the relationship between, and arrangement of, two, three and four storey houses, is a crucially important feature of the overall design of the sector. There are no houses with more than two storeys in the central / western part of the sector, where 6 Conybeare is situated.</p> <p>(b) The QRA is concerned to preserve and maintain the architectural integrity and harmony of the sector as a whole. Any upwards extension of properties on the sector by the addition of extra storeys would seriously compromise that integrity and harmony. For this reason permission has never been granted for the addition of extra storeys onto houses in the sector.</p> <p>(c) The proposed addition of an additional storey onto 6 Conybeare would make it significantly taller than the immediately neighbouring properties, and would therefore adversely affect the appearance of that part of the sector as a whole, and in particular the street scene.</p> <p>(d) The additional storey would cast a shadow onto the neighbouring communal garden, adversely affecting the light enjoyed by residents using that garden. The garden is a communal resource which is available to be enjoyed by all residents of the sector. It may also cast a shadow onto neighbouring properties and intrude on their privacy, although we have not been able at this stage to assess the extent of any such impacts, in part because it is not clear from your plans exactly what sight lines there will be from the proposed new storey, so have not taken them into account in reaching this decision.</p> <p>(e) Granting permission for the addition of an extra storey would create a precedent, which would inevitably lead to requests from other residents for permission to make the same change. If permission were granted for 6 Conybeare, it may be difficult to justify refusal of permission on other properties. The result is likely to be, or</p>

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could be, a general increase in the height of houses on the sector, with development occurring in a haphazard and uneven way. The QRA considers this to be highly undesirable for a variety of reasons, including the impact on the amount of light in the communal gardens, the architectural harmony of the estate, and the detriment caused to other properties by blocking light and intruding on privacy.

It should be noted that a similar proposal was made by the owners of 6 Conybeare to add an additional storey to the property earlier in 2019. The permission of CEL was sought for this change and was refused. The QRA considers it highly likely that CEL will refuse this application too.
