

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2019/4583/P	Maria Evangelou	05/11/2019 12:39:58	SUPPRT	I am supportive of this application as I feel it will improve the aesthetics of the rear of the Swains Lane parade as visible from the entrance to Holly Lodge Estate.

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Application No:	Consultees Name:	Received:	Comment:	Response:
2019/4583/P	diana mavroleon	10/11/2019 23:59:15	JUST	The elevational design and treatment maintain the existing rear railings at roof terrace while "introducing soft landscaping along the perimeter to increase privacy and promote the character of the Conservation Area as a 'garden suburb' "(Conservation Area Appraisal, 2012).

Comment: The 'soft landscaping should not extend above the current dividing trellis between 19c and 21b....so as to prevent loss of and enjoyment of view and light.

The appearance of the extended dormer will remain in keeping with the existing building and neighbouring properties and does not materially disturb the prevailing character of this area. The proposed residential design elements are to allow for an integrated addition to be sympathetic and cohesive to its surroundings and the conservation area.

Site Address Application Ref. Decision Date Description of Proposal 19C England's Lane 2017/2587/P 15/08/17 Erection of replacement enlarged rear dormer with rooflight. 19C England's Lane 2011/3252/P 12/08/11 Alterations to the rear roof slope comprising installation of two roof lights including formation of new door as replacement for existing rooflight to self-contained flat (Class C3). 15C England's Lane 2006/3988/P 17/12/98 The Installation of a new dormer to rear at roof level, a new fooflight on the side roof slope and new railing son existing terrace at rear third floor levels .

Comment: No description of external lighting has been given, and this needs clarification please.

### 3.1.2 Holly Lodge Management Strategy

(d) There should be no significant adverse effects on views and privacy. (e) Extensions should respect the rhythm and scale of the street and surrounding buildings and open spaces.

(f) Dormers should be sited below the roof line and be subordinate in scale to the main roof.

(g) The sides of dormers should usually be tiled with clay tiles.

### 3.2 Proposal, response and considerations to Conservation Area Assessment guidelines and issues.

To not cause a loss of amenity to adjacent properties with regards to sunlight, daylight, outlook, overshadowing, privacy/overlooking, and sense of enclosure.

### 4. Proposal

The scheme is sensitive and mindful to take into account all aspects of the conservation area such as site context and characteristics, prevalent styles and features in the area without detracting from the current appearance and landscaping.

The proposal will provide a well proportioned 3 x bedroom family dwelling over existing second and third (loft conversion) floor levels with secure and easy access to the existing roof terrace/amenity which will be adorned by soft landscaping along its perimeter.

Comment: No soft landscaping should obscure the featured black railings or grow above the present height of the railings to the south.

### 6. Layout

**Application No:**    **Consultees Name:**    **Received:**

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Access to the unit is retained via the existing common staircore at second floor level and via the existing communal main entrance from Swain's Lane at ground floor level.

RE. figure 7. (terrace trellis)

fig. 7: View from roof terrace at no. 21B of the neighbouring dormers at nos. 15C and 19C Swain's Lane

7. Scale & Appearance

The elevational design and treatment maintain the existing rear railings at roof terrace while introducing soft landscaping along the perimeter to increase privacy and promote the character of the Conservation Area as a 'garden suburb' (Conservation Area Appraisal, 2012).

fig. 9: Perspective of proposed enlarged rear dormer and dormers at nos. 15C and 19C Swain's Lane.

[01] PROPOSED VIEW FROM NEIGHBOURING PROPERTY TERRACE AT NO. 19C SWAIN'S LANE

Comment: this image shows planting above the accepted level by 19c.

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