

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/2839/P	Jane Moses	27/07/2020 20:40:47	OBJ	<p>I object to the granting of approval for the proposed Planning Application 2020/2839/P for the following three reasons:</p> <p>1 EXCAVATION OF PROPOSED BASEMENT Of particular concern is the proposal to form a basement, requiring excavations and piling circa 3.650 metres below the existing ground level and to extend the width of the site up to the public pavement. We have been advised by a Structural Engineer that these 150-year-old properties in the Priory Road Conservation Area have shallow foundations in clay soil making them susceptible to shrinkage depending on the moisture content. The properties on Abbey Road already vibrate with the volume of traffic on Abbey Road.</p> <p>2 PRIORY ROAD CONSERVATION AREA The site is in the Priory Road Conservation Area, which is designated as an “area of special architectural interest or appearance of which it is desirable to improve or enhance”.</p> <p>The proposal is not in keeping with the special character and appearance of the area, which has, according to the Conservation Area Statement “a cohesive architectural quality that has changed remarkably little over the last 150 years.” The properties between 13 - 39 Priory Terrace and 124 – 134 Abbey Road are listed in the Conservation Area Statement as making a positive contribution and are important local buildings in their own right, and the Grade II Listed, Church of St Mary, is just across Abbey Road.</p> <p>The Heritage Statement on behalf of the applicants’ states that the proposed building is “a high-quality and visually literate design, which better reflects the prevailing architectural language, detailing and use of materials within the Conservation Area.” The proposal is incompatible with the architectural heritage of the Conservation Area for the following reasons:</p> <p>(a) Proposed decorative brickwork finish to the rear wall and a large proportion of the flank wall facing Abbey Road conflicts with the render to the neighbouring properties and in particular, 39 Priory Terrace. (b) Proposed top hinged “bronze metal powder coated steel” glazing is a modern concept inconsistent with the timber sash windows of the neighbouring properties. (c) Proposed roof terrace is not in keeping with the area as the balustrading and planting will project above the height of the proposed structure and will be particularly intrusive and clearly visible from neighbouring properties.</p> <p>3 ADVERSE IMPACT ON NEIGHBOURHOOD If the works go to plan they are scheduled to take some 13 months (at best) and throughout that time there will be considerable levels of noise and disruption to traffic flow along Abbey Road, which is already a busy thoroughfare with a bus stop just the other side of the junction of Priory Road with Abbey Road.</p> <p>CO-ORDINATION OF WORKS WITH ABBEY ROAD PROJECTS Bearing in mind the following Planning Permissions, what are the proposals to limit the impact on the environment and traffic flow:</p> <p>(a) New access beside the existing bus stop to the parking below Casterbridge and Snowman House; (b) Redevelopment of Hinstock and Emminster site at the junction with Belsize Road.</p>

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COMMUNITY LIAISON

I am disappointed that only the owners and residents of 39 Priory Terrace, Basement flat at 37 Priory Terrace, Freeholders' Managing Agents and one tenant at Priory Lodge as well as the owner of the Freehold Garage were included in the initial consultation.

I do not object to the development of this site as a two-storey property, and I would have appreciated the opportunity to discuss my objections to the proposal before the launch of the Planning Application.
