

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1975/P	john stooke	02/08/2020 12:38:01	INT	<p>FORMAL OBJECTION</p> <p>I write in comment to the proposed rear extension at number 5 Westwell, London NW5 3QP. This is a two-storey extension into the rear garden (facing St Silas Place) and directly abuts our property. The extension is contrary to your CPG1 planning guidance on two story extensions (not one storey below eaves level) and we believe that might be reason enough for the local authority to reject this application? Our adjacent property was extended on the ground floor only, in 2003, the ground floor of what at that time was the 6 Westwell, (now 14/15 St Silas Place).</p> <p>The build was inset on the boundary as the authority determined it was inappropriate to build actually on the building line. The result is a strip just a few inches wide which is entirely inaccessible, gathers rubbish and cannot be cleaned. We feel unable to approve a party wall agreement as we feel any extension proposed should mirror ours and together the gap will then become more accessible for cleaning and the presentation will mitigate concerns about the bulk of the new build and its prominence in the street scene. Lowering the roof slightly would also make it subservient to the existing build. We feel it is important that these extensions feature subservience.</p> <p>We do not have an objection in principle to this development going ahead, unlike the applicant's own vehement objection to our small adjacent extension, which led directly to the matter needing to be dealt with at appeal.</p> <p>Finally you will be aware that Mr DM Young commented in paragraph 3 of his decision letter in our appeal ref APP/X5210/W/17/3189877, "that all new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture, those of the existing building"</p> <p>We note the applicant is proposing a significant departure from the established residential street scene materials within this application, and we agree with the Secretary of State's Inspector, that there is no overwhelming need to depart significantly from the established street scene in this regard. In the event the Council is minded to approve, then we respectfully suggest this similar materials requirement be conditioned for No 5 Westwell.</p> <p>I trust this is helpful but if we can assist further please do not hesitate to get in touch.</p> <p>John Stooke Director St Silas Place Limited. 14/15 St Silas Place London NW5 3QP</p>
