**Objections**

No notices

Vehicle entrance close to TA corner, breaking good wall.

Tree felling – what compensation

Applicant – appears not to be a proposing owner

Heath Park Gardens obstruction by vehicles

Unwelcome demolition and appearance of the replacement

Filling site, inappropriate

**Rf** – regret at disdain for the Schreiber House. London Developers’ Vernacular replacement.

The present proposal in its relation to the streetscape and neighbours on Templewood Avenue is no improvement on the existing house in fact worse as built right up to the boundary cliff-like and dominating with no visual relief.

This is contrary to expectations if following the neighbourhood CA Statement so is against the LPA’s policy. Large properties in the area were traditionally set back within their grounds which this proposal does only partially.

The architects are designers of ‘standard’ current fashion office buildings, no apparent track record of large housing design offering an attractive design to a neighbourhood.

The Design Statement for the present proposal spends some time and energy in denigrating the existing building which [is acknowledged by](acknowledged%20by) officers and local residents as being a positive contributor to the area.

*“a rather unattractive and poor quality, post-modern building, which will make no contribution to the Conservation Area.”*

*“…………producing a design that will contribute to the Conservation Area……….”*

*“The social benefits of the scheme include replacing an unsympathetic building and enhancing the architecture of the prominent heathside corner plot to make a positive contribution to the conservation area. The current building is an unsympathetic example of 1990’s architecture and detracts from the character and appearance of the conservation area.”*

“The demolition of the existing dwelling house and replacement with a contemporary building of exceptional quality will positively enhance the character and appearance of the conservation area.”

The south and east sides onto Templewood Avenue are out of scale and dominate that corner.

They replicate those of the existing building which the Applicant wishes to denigrate.

Office developer architect not specialised in high end houses.

The projection south side an unnecessary and objectionable characterless addition the applicant claims respects *“the architectural context”*

While a signature architect is not essential;, a design that respects street scape, naighbours and the socially and architecturally valuable heritage of the Schreiber House would be of a totally different and welcome character from the proposed travesty.

The applicant, whether owner of developer, needs a different architect. This would not be the first time a developer has responded to the o=bjections of loacal redisents and their representatives.by securing a better designer and outcome.

The pool is listed, as is its original companion. The applicant’s proposed building should be worthy of local if not statutory listing. The present proposal, due to its massing street elevations and crowding to the boundaries particularly to the neighbouring block to the south, is at best a neutral contributor, at present offering substantial harm to the locality. It has no publice benefit to offer to compensate and we regret should not have been recommended for consent.

As the street view is so important in Cas, this one is being neglected.

Something of the garden elevations should be replicated on the two inner street elevations with a set back from the site boundaries there as is the form in existing large houses.

He current all-brick elevations detract from the area and the south side small projection “to reflect the architectural context”, presumably the bay on the existing block to the south, do not do that.

The designs need amendment in these regards to offer something to the community.

The architects denigrate the existing building but replicate its arrogant cliff face indifference to neighbours.

With improvement, the scheme would convert from a neutral or detractor to/from the CA to a positive contributor.