

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5373/P	Philip Roberts	27/01/2021 14:06:37	OBJ	<p>1. The property in question is within the West End Green Conservation Area.</p> <p>2. References below to 'the Strategy' are to the published West End Green Conservation Area Appraisal and Management Strategy (adopted 28.2.11).</p> <p>3. Page 29 of the Strategy, under the sub-heading "Lack of understanding", provides as follows: "There appears to be insufficient local knowledge of the Conservation Area status amongst residents and commercial operators resulting in poor alterations and erosion of details; for example, window replacement from timber to uPVC". This concern builds upon what is noted on the preceding page: "the main risk to conservation areas is incremental loss of original features which cumulatively strips the area of its architectural quality and special characteristics."</p> <p>4. The property at number 42 Fortune Green is part of one of the first sets of buildings specifically identified in the Strategy (see p.25) as making a positive contribution to the conservation area designation and significance. The rear of the property is visible from a number of surrounding houses at the southern ends of Parsifal Road and Burrard Road.</p> <p>5. As can readily be seen from the photographs on file, the appearance of the rear of the property at ground floor level is already out of keeping with the red brickwork of the rest of the house and the neighbouring houses within the conservation area. Permitting that structure to project further out into the garden will only accentuate that disharmony and erode the distinctive character of the conservation area (see para 3 above).</p> <p>6. Moreover the reduction of the garden will result in loss of green space, and hence diminution of quality and biodiversity, at the southwestern corner of the Conservation Area. I note that the planning permission sought does not specify the intended fate of the existing mature trees and shrubs at the rear of the garden.</p> <p>7. Finally, it would be a profound discourtesy to all of the surrounding householders were any significant building work to proceed at the property while Londoners are still being advised to work from home due to coronavirus restrictions. At such times the noise and disruption of domestic building works impacts not only the home lives of residents but also their professional livelihoods.</p>