

Planning

**5 Mornington Place London NW1 7RP**

Erection of a Mansard roof extension

Application number: 2021/0124/P

**Objection**

From: Alison Read 27b Mornington Crescent NW17RE [REDACTED]

I am writing to object to the application for planning permission for a mansard roof extension to 5 Mornington Place NW17RP ref: 2021/0124/P

This short, original, historic terrace of 5 houses, Nos. 3 to 7, makes an important and delightful architectural contribution to the mixed housing in Mornington Place and the whole area. Despite the broad mix of housing on a short street it has a coherence and unity (in bulk and skyline) which would be broken by this proposed development.

The position of the terrace at the top of the rise from Mornington Crescent with a wide open and big sky aspect to the SW (above the railway lines in the cutting) means it is more noticeable, remarkable and enjoyable - it would be a huge mistake to allow this extension to destroy this original terrace.

There is an effort made to justify the development as there are other mansard extensions in the area. Albert Street and Mornington Terrace are very different to Mornington Place - Mornington Terrace has houses only on one side with the open skies above the railway line opposite and Albert Street is wider with larger houses - the mansards therefore have less impact. The two houses on Mornington Terrace with roof extensions are both corner properties, No 2 on the east corner of Mornington Place and Albert Street is considerably lower than 5 Mornington Place due to the rise in the street and the corner aspect means it does not dominate. The extension on the former Victoria public house is also a corner property, the extension is discreet and set back.

The impact of the extension on No 5, on the whole terrace and on Mornington Place would be considerable and completely detrimental - this is evident the minute you walk up the street - this is not conveyed in the drawings and 3D Visuals supplied with the application - strange that.

I am also concerned that the 3D Visual 1 is inaccurate to the street view - does not instil confidence.

The proposed development will be clearly visible from the street, from Albert Street and in fact from my back garden in Mornington Crescent - crashing and blocking the skyline.

The proposed roof development should not be permitted, it is too prominent and the party walls are ugly and out of keeping. It destroys the historic symmetry of the terrace and could be used as a precedent for further development out of keeping with the terrace and the area.

I would support any application to add this terrace to the register of Listed Buildings - I am very surprised that they are not listed.