

Application No: 2021/4236P
Consultees Name: Dr Charlotte Cory
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Comment: OBJ

Response:

1) i do not think the shop window at the front should be altered. After the street was bombed in the war (and half our side of Colville Place flattened) the original shop front on no 15 still remained. the one rebuilt on my house is a modern pastiche, and not to be regarded as a model simply to let in more light. the ground floor front of no 15 is one of the few original shop fronts remaining, and as such should definitely be preserved. I cannot stress this enough.

2) the area under the pavement of Colville Place is a fragile structure (occasionally over the years there have been catastrophes where the pavements have caved in and needed supporting - i can elucidate further if you require). I do not see how a beam can be put across the basement ceiling to hold up the front of the house without impacting on the structure of the row of houses, especially those on either side. mine in particular. Certainly no beam can be keyed into the party wall which is too fragile for me to allow. in fact, when the builders moved in in the summer (July 2021, within days of the new proprietors being handed keys and without any warning to the neighbours, they stripped out no 15, and created significant cracks in my wall. the jackhammering in the basement made my whole structure shake. the plaster on the wall of my basement under the pavement developed significant cracks. I have examined the plans and need to know what the proposed beam supporting the weight of the front of the house will be resting on. the supporting wall (that was possibly torn down in the summer??) needs to be reinstated or if it is still there, which it ought to be, should definitely be retained. The fronts of our houses (no 14 and me at no 16) cannot be jeopardised in this way.

please note - i would like to point out that the architect's supporting letter, which acknowledged that works were carried out illegally, the whole grade 2 house stripped out in a week after the purchase, and vociferous verbal abuse meted on any neighbour (like me) who tried to ask the busy builders what was going on - does not mention the removal of the supporting wall between the kitchen and the front undercroft. it looks as if it has indeed gone in the plans. obviously i have not been able to ascertain. this is of major concern. how is the house supported at the moment. before the front window was boarded up (after the builders were told to desist while planning was being obtained) i was able to see stanchions had been put in on the ground floor to hold up the ceiling. i took some photographs. has this actually been approved by building standards? is this safe? is it safe for my adjoining house?? shouldn't a party wall agreement of some sort have been negotiated before such drastic works went ahead??

3) the conservatory at the back cannot be allowed to go higher than the adjoining external wall, or allow the occupants of no 15 to see into the back of my house. it is not clear from the plans what this will actually look like from my courtyard/back ground floor studio. Certainly the external wall itself (with my stone coping) needs to be respected. the proposed aluminium structure of the proposed conservatory is out of keeping - wood should be used.

4) on a general note, the street is residential and a community. the plans clearly maximise the bedroom capacity and is designed for renting out, and possibly airbnb. After the scandalous disregard for the house in the summer when it was reduced to a shell, i was informed that a meeting would be organized so that plans could be shared with concerned neighbours. no such meeting has been offered. and no apology for the abusive treatment this summer.