

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2021/5268/P	Tim Herbert-Smith	16/12/2021 17:09:05	OBJ	<p>These comments are made on behalf of CRASH, the combined residents association of South Hampstead. The proposal represents a significant increase in existing roof levels &amp; building heights in Wavel Mews which, if permitted, would create a precedent inconsistent with the conservation area strategy as set out in the SHCA appraisal dated Feb 2011. This states that roof extensions are inappropriate where they interrupt the consistency of a uniform terrace &amp; the prevailing scale &amp; character of the terrace ( para 12.9 ). Also, that the extension should not increase the visual bulk (12.19).</p> <p>The applicant states that the new building will not be visible from street level because of the obscured glazed screen. However, the screen itself will be 1.8m high &amp; be very visible. Such a screen is not in keeping with other roof parapets in the mews which are made of timber fencing. It is noted that the adjoining property to the east doesn't have any fencing. Though not particularly sightly &amp; questionable as to whether they have been authorised, the existing parapet fences do at least provide some consistency . Furthermore, the extension will be visible from surrounding buildings viewed from first floor level &amp; above.</p> <p>The use of anodised aluminium sliding doors is also inconsistent with historic materials &amp; design in the area. The terrace will overlook gardens at the rear of Abbey Road.</p> <p>If notwithstanding these objections the application is permitted , the opportunity should be taken to create a green roof rather than GRP as proposed.</p>

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