

Application No:	Consultees Name:	Received:	Comment:	Response:
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2021/5268/P	Nadine Nohr	29/12/2021 13:01:28	INT	
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I was surprised to see a yellow planning application notice fixed to a lamp-post on my street (Wavel Mews) concerning such a significant construction and with such an imminent deadline for information/ comment. This appeared over the holiday period when many people are away anyway.

I had understood that this was a conservation area and that even minor changes to the original character of the Mews were not allowed. Now we are being given very little notice to consider this application assuming people have noticed this sign in the first place.

Have the planning guidelines changed in this area both in terms of notifying residents and the parameters themselves ?

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5268/P	Mr Lindsay Poston	29/12/2021 16:35:36	OBJNOT	<p>As a long-standing (36 years) resident of Wavel Mews, I wish to object strongly to the proposed development at 7 Wavel Mews. The development is completely out of character with the other Mews houses and directly challenges the Council's own planning policies as outlined in the South Hampstead Conservation Area Character Appraisal and Management Strategy (February 2011) ['the Assessment'], and in the original Swiss Cottage Conservation Area Statement (1995).</p> <p>Paragraph 13.18 of the Assessment clearly states that 'development proposals must preserve or enhance the character or appearance of South Hampstead Conservation Area'. This proposed development neither preserves nor enhances the Conservation Area. Wavel Mews is one of only two traditional mews in the Conservation Area, provides public amenity to residents of the Mews and nearby Acol Road, and should be protected by the Council from excessive development.</p> <p>Paragraph 13.23 of the Assessment states that 'the Conservation Area retains many historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations . . . can harm the historic character of the roofscape and will not be acceptable.'</p> <p>Paragraphs 12.9 and 12.19 of the Assessment state that roof extensions are inappropriate where they interrupt the consistency of a uniform terrace and the prevailing scale and character of the terrace; and alterations should not result in increased visual bulk to the roof.</p> <p>This proposed development completely changes the roofscape character and consistency of the row of mews houses, and does not resemble the existing buildings in any way. There are ten original two storey mews houses, seven of which have roof terraces with low-scale timber fencing and three have no terraces. Paragraph 5.10 of the Assessment highlights the importance of the 'attractive simple elevations in keeping with their original function as garages, workshops, and stables'. There is a clear line of sight along the Mews at roof level which this proposed roof extension would obstruct.</p> <p>If permitted, this proposal would represent a significant increase in existing roof levels and building heights in Wavel Mews. It would set a precedent inconsistent with the conservation strategy as set out in the Assessment and would, no doubt, result in further similar proposals from other such 'developer' owners, thereby altering irrecoverably a unique terrace of mews houses.</p> <p>There has been no consultation with any neighbours. I note that the owner of the property has an address in Hong Kong. I can only conclude that this planning application has been made to maximise rental income from the property with no account taken of the architectural and historic heritage of the Mews, its distinctive identity and character within the Conservation Area, and the key principle of neighbourhood and community of which the residents are proud and wish to retain.</p> <p>Wavel Mews numbers 1 to 10 are the original 1870's mews houses (built for Acol Road) and were highlighted as 'Positive Contributors' in Appendix 1: Built Heritage Audit in the Assessment. We wish to retain this status within the Conservation Area.</p> <p>Consequently, I trust that Council will refuse this application outright as it is in direct contravention of the Conservation Area Strategy.</p>

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2021/5268/P	Nadine Nohr	29/12/2021 13:01:18	COMMNT	

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2021/5268/P	Nadine Nohr	29/12/2021 13:01:25	COMMNT	
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