

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2021/6279/P	Neville and Juliet Purssell	30/03/2022 18:27:49	OBJ	<p>We wish to object to the mansard roof proposal on the following grounds:</p> <ol style="list-style-type: none"><li>1. The proposed mansard roof will result in a significantly altered skyline, proportions and cause a deterioration to the architectural integrity of a fine historic old Kentish Town pub. It will degrade the current building which the Kentish Town Conservation Area Appraisal and Management Strategy (2011) indicates makes a positive contribution to the area.</li><li>2. It will interrupt the unbroken line of roofs and parapets in Falkland Road within the Conservation Area, and would set a precedent for further mansard roof extensions, which is contrary to the intentions of the Conservation Area.</li><li>3. It would adversely alter the views of this building from Montpelier Grove to its important position at the crossing of Falkland Road and Montpelier Grove.</li><li>4. The balance of the four corner houses at the junction of Falkland Road, Willingham Place and Montpelier Grove would be altered for the worse with just no.66 having a roof extension, resulting in increasingly unequal heights. We do not agree that the "precedents" for building roof extensions on corner buildings cited in the application as potentially providing a positive contribution to the existing building makes sense as the existing building already has its larger grander appearance due to its present overall size, reflecting its history as a pub.</li><li>5. We object to the mansard roof which would cause loss of both direct and ambient light for the upper floors and some gardens of the houses opposite, especially in the winter months when the sun is low. We will email photographic evidence of this separately.</li><li>6. Addition of a mansard roof to this historic pub and the creation of a further flat represents overdevelopment. The house already consists of 5 flats (one of which is not indicated in the drawings due to "lack of access").</li></ol> <p>Overall this planning proposal would result in a negative contribution to the building, its neighbours and its place within the Conservation Area.</p>

---