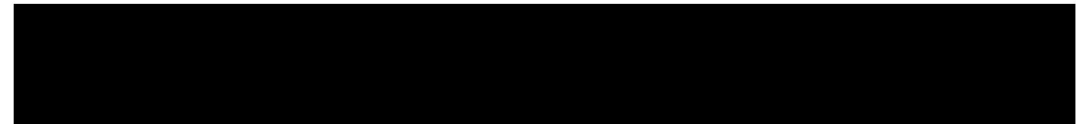




Subject: Planning Application 2022/5626/P. 55 Princess Road.



I object to this planning application.

The application is incorrect. It is only for the party wall being raised 200mm and does not note the critical point that the roof is also raised 200mm.

I would request that the planners take a view on the honesty of the architect.

On the original planning application I had agreed with the architect that the party wall did not need any work. I provided dimensions to prove this and it was also confirmed by survey drawings. I therefore did not object to this application.

The architect has also advised that the party wall was raised 200mm by the builder to "save time". I requested they confirm that the builder was not instructed by them to raise the wall but they have refused to reply. It therefore seems that the builder raised the wall, and therefore the roof, in error. Instead of correcting this error the architect has submitted this application.

The architect further states that the original, flat roof, was not level. This is also not correct as I was involved with the owners at that time in the details of this roof.

The roof was flat with paving slabs laid level on top of insulation, slab supports and a screed. This is why the floor at this level is 400mm thick. Refer to original application drawing A-07.

When this roof was removed it lowered the floor level by approx 250mm.

This is the level they should have worked from. It then would not need any change to the party wall. They did not do this either through error or deliberate contravention of the original approval. Again I invite the planners to take a view of the honesty of the architect.

The raised roof is now 200mm higher than the other roof extensions in Princess Road.

House numbers 57,59,61 and 63 all have the same roof line and present a cohesive elevation to the terrace. The roof to this application would present a disruptive and unacceptable change to the overall elevation of the terrace.

This application is only for the party wall and does not mention the roof. If this application is approved it does not mean that the raised roof is approved.

Yours sincerely

Edward Williams RIBA

