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Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2242/P	Ruhi	30/07/2022 17:38:51	OBJ	I would like to object to this development because someone standing by the balustrade at roof level will be able to [REDACTED]
2022/2242/P	Ruhi	30/07/2022 17:38:56	OBJ	I would like to object to this development because someone standing by the balustrade at roof level will be able to [REDACTED]

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Application No:	Consultees Name:	Received:	Comment:	Response:
20/22/2242/P	Mr Lindsay Poston	29/07/2022 15:43:14	OBJ/NOT	<p>The previous planning application 2021/5268/P to build a second storey roof extension at 7 Wavel Mews was refused on account of its location, design, size, and bulk as described clearly in the Chief Planning Officers Decision Notice of 16 March 2022.</p> <p>Despite the revisions made in this proposal, the location, design, size, and bulk of the proposed stair enclosure is still excessive, and I object strongly to this proposed development at 7 Wavel Mews.</p> <p>The overall comments made in my objection to planning application 2021/5268/P still apply. This proposed development is completely out of character with the other Mews houses, and directly challenges the Council's own planning policies as outlined clearly in the South Hampstead Conservation Area Character Appraisal and Management Strategy (February 2011) and in the original Swiss Cottage Conservation Area Statement (1995).</p> <p>Specifically, regarding this revised application, the new stair enclosure is excessive in scale and the extensive use of grey aluminium cladding is not in keeping with the existing roof structures and fencing which are all of timber construction.</p> <p>The scale of the proposed stair enclosure is excessive on two counts: overall height and side elevation area along the Mews at roof level. This results in increased visual bulk to the roof far in excess of other roof structures in the Mews which are primarily at or below the level of the roof perimeter fences.</p> <p>The height of the stair enclosure at 2.45m is excessive. The drawings submitted with the application are also misleading. In the Proposed drawings, the height of the stair enclosure is shown as 2.45m on Sections A-A and B-B but is shown visually as 2.0m in the Proposed Front Elevation in Context (using the scale of 1:100 at the foot of the drawings). Perversely, the drawings show the height of the two structures on my roof (5 Wavel Mews) as above the height of the perimeter fence, whereas the structures are in fact both below the height of the perimeter fences. This also applies to the roof structure at 4 Wavel Mews.</p> <p>The effect of this Proposed Front Elevation in Context is to significantly down play the true actual and relative size of the proposed stair enclosure.</p> <p>The side elevation area (c. 6m²) of the proposed stair enclosure is also excessive. Again using Sections A-A and B-B, the stair enclosure extends to 50 per cent of the roof side elevation clearly obstructing the clear line of sight along the Mews at roof level and harming the historic character of the roof scape with its increased visual bulk. No other roof structure in the Mews obstructs the line of sight in this way. For reference, the original planning application was refused based on a roof structure of 2.525m height and covering 50 per cent of the roof side elevation (c. 7.5m² side elevation area) and my own roof access side elevation area is 1.4m².</p> <p>Any roof access should be sensitive to the prevailing scale and character of the row of Mews houses and thereby preserve the appearance of the roof scape. It is clearly possible to design a roof access structure that does not add visual bulk to the roof – i.e., with a height that is at or below existing low level perimeter fences – and that uses materials that are environmentally friendly and sympathetic to this traditional mews location – i.e., timber suitable for external use. This also applies to the perimeter fences. Changes to the roof access at both 3 and 9 Wavel Mews over recent years show that this is possible without adding visual bulk.</p> <p>Consequently, I trust that the Council will refuse this application outright as it is in direct contravention of the</p>

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Conservation Area Strategy.
