

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2960/P	K. Amade	08/08/2022 11:45:13	SUPC	<p>I fully support this application and believe it will help the areas' housing needs as there is a shortage of space for growing families. This is a perfect solution to increase space in historic properties consisting of these discreet butterfly roofs; as long as it is done in keeping with the original character of the conservation area and sympathetic to the original architecture.</p> <p>There are similar mansard extensions in nearby properties at No. 120 and 122 Boundary Road NW8, which are part of the St. John's Wood conservation area. These can be used as successful examples of this type of extension.</p> <p>My only concern with this plan is that it might be worth extending up the party walls shared with 244 and 248 Belsize Road (as done with the examples I've mentioned on Boundary Road). The proposed design seems to have the mansard right up against the existing party walls, and of a taller height than the chimney stacks left in place.</p> <p>If an extension was to be built in this way and these neighbouring properties wish to build their own mansard extensions to the same spec, this would create an inaccessible recess between properties where the chimney stack lies. This would obviously be impossible to have enough space for maintenance or repairs. This would ultimately restrict the neighbouring properties from building an extension to the same size. An example of this is at No. 4 Hermit Place NW6, where the mansard has been built in such a way that restricts the neighbouring properties from doing the same, ultimately limiting the full potential to expand the properties and affecting their potential value. This is possibly due to unconsidered planning or perhaps the extension being built larger than agreed, whichever it is, it's a fairly costly mistake and can contribute to an unsightly row of mansard extensions in inconsistent and varying sizes.</p> <p>Extending up the party walls will allow all the neighbouring properties to rightly and fairly have the opportunity to extend and make full use of the space afforded if they wish to do so.</p> <p>Another thing to note, there doesn't seem to be a mention of the proposed cladding used for the mansard or the dormers. Hopefully the mansard will be in slate and the dormers in lead.</p>

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