

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3378/P	Sally Griffin	05/09/2022 12:12:48	OBJ	

As the resident of 30 Winscombe Street the adjacent Neave Brown designed Grade 2 Listed terrace directly adjacent to the HNCC site I object to this planning application and specifically the revision to the Block B east facing elevation which directly overlooks the terrace and our individual and shared gardens. This revision to the approved drawings is not acceptable and I object strongly to the change from the two small windows, with high sill heights to a full height window and adjacent full height glazed door leading to the surrounding flat roof. I am very concerned that the door will not only be used occasionally for roof maintenance - regardless of the wording of the planning conditions. As is illustrated by the plans, the new door and adjacent new full height window (now enlarged with a sill height to match that of the door), are the only openings for the activity / room (B.104) which sits behind these openings. In the revised drawings (the submitted Roof Maintenance document authored by RCKa), the full height door is side hung with the adjacent window as a fixed window (with no opening light). Therefore the door will be the only means of natural ventilation to this room. It seems highly unlikely this door will remain locked, as LBC have stated - it will be open in fact for most of the summer if not all year, and users could therefore easily access the roof - an issue which may also not be advisable given the location of glazed roof lights within this roof. It is not necessary for this opening to be changed to a door for maintenance access - scheduled visual inspections can be regularly carried out and safe access through the window would be possible, when needed.

I have lived in 30 Winscombe Street since 2008 so have long experience of HNCC's functioning. In the past it is that certain events have caused serious problems when not staffed adequately or appropriately and it has been necessary for residents to report and resolve issues themselves. Occasional or regular users of the premises cannot be given responsibilities for ensuring doors are locked after use and stipulations about access are consistently adhered to. It simply will not and cannot work on a day to day basis. Given the planning history of this project and the concerns residents have raised through the planning process - particularly around the issues of privacy and overlooking, it is unacceptable and unnecessary that this change is made. Pentad raised it to LBC at the end of June with plenty of time for the site team to revert to the approved drawings (which they should have been building in accordance with - LBC are currently in breach). We therefore object to this application and specifically to this change to the approved drawings and repeat our request that the windows are constructed to the current approved drawings, which have been extensively consulted upon, with the local community.

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3378/P	Geoff Pyle	04/09/2022 15:51:59	COMNOT	<p>As a resident of 26 Winscombe Street, the adjacent Neave Brown designed Grade 2 Listed terrace directly adjacent to the HNCC site, I object to this planning application and specifically the revision to the Block B east facing elevation which directly overlooks the terrace and our individual and shared gardens. I strongly to the change from the two small windows, with high sill heights, to a full height window and adjacent full height glazed door leading to the surrounding flat roof. I am very concerned that the door will not be used occasionally for roof maintenance - regardless of the wording of the planning conditions. As is illustrated by the plans, the new door and adjacent new full height window (now enlarged with a sill height to match that of the door), are the only openings for the activity / room (B.104) which sits behind these openings. In the revised drawings (the submitted Roof Maintenance document authored by RCKa), the full height door is side hung with the adjacent window as a fixed window (with no opening light). Therefore the door will be the only means of natural ventilation to this room. Therefore it is clear this door will not remain locked, as LBC have stated - it will be open in fact for most of the summer if not year, and users could therefore easily access the roof - an issue which may also not be advisable given the location of glazed roof lights within this roof. It is not necessary for this opening to be changed to a door for maintenance access - visual inspections can be regularly carried out and safe access through the window would be possible, when needed.</p> <p>Given the planning history of this project and the concerns residents have raised through the planning process - particularly around the issues of privacy and overlooking, it is unacceptable that this change is made. Pentad raised it to LBC at the end of June with plenty of time for the site team to revert to the approved drawings (which they should have been building to - LBC are currently in breach). We therefore object to this application and specifically to this change to the approved drawings and repeat our request that the windows are constructed to the current approved drawings, which have been extensively consulted upon, with the local community.</p> <p>Geoff Pyle Chair of Pentad Housing Society</p>
2022/3378/P	Kate Taylor	05/09/2022 12:30:11	OBJ	<p>I object strongly to this planning application and specifically the revision to the Block B east facing elevation which directly overlooks the terrace and our individual and shared gardens.</p> <p>Instead of two small windows, with high sill heights, the revision proposes a full height window and adjacent full height glazed door leading to the surrounding flat roof. It seems obvious that the door will be regularly open (particularly in summer) and that naturally people will feel free to use it to go out onto the roof. I understand that some maintenance access is required but that was catered for under the original plans.</p> <p>Given the proximity of this development to residential properties on all sides, there have been concerns raised throughout about privacy, noise and being overlooked. This change ignores those concerns. I therefore object to this application and specifically to this change to the approved drawings and request that the windows are constructed to the current approved drawings, which have been extensively consulted upon, with the local community.</p>
2022/3378/P	DPCAAC	06/09/2022 14:37:30	COMMNT	<p>The replacement of windows with sliding doors to create private areas on the 4th floor of Building A could result in further unnecessary overlooking of adjoining properties and the central space.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3378/P	Jo & Declan McCafferty	04/09/2022 15:17:42	OBJ	Dear Mr Gaskell,

Thank you for your response.

I have reviewed the new planning application, to which you have referred, which proposes changes to two windows in Building B amongst other revisions.

The residents of 22-32 Winscombe Street, the adjacent Neave Brown designed Grade 2 Listed terrace directly adjacent to the HNCC site object to this planning application and specifically the revision to the Block B east facing elevation which directly overlooks the terrace and our individual and shared gardens. We are not reassured that this revision to the approved drawings is acceptable and object strongly to the change from the two small windows, with high sill heights to a full height window and adjacent full height glazed door leading to the surrounding flat roof. We are very concerned that the door will not be used occasionally for roof maintenance - regardless of the wording of the planning conditions. As is illustrated by the plans, the new door and adjacent new full height window (now enlarged with a sill height to match that of the door), are the only openings for the activity / room (B.104) which sits behind these openings. In the revised drawings (the submitted Roof Maintenance document authored by RCKa), the full height door is side hung with the adjacent window as a fixed window (with no opening light). Therefore the door will be the only means of natural ventilation to this room. Therefore it is clear this door will not remain locked, as LBC have stated - it will be open in fact for most of the summer if not year, and users could therefore easily access the roof - an issue which may also not be advisable given the location of glazed roof lights within this roof. It is not necessary for this opening to be changed to a door for maintenance access - visual inspections can be regularly carried out and safe access through the window would be possible, when needed.

Our long experience of HNCC in the past is that certain events have caused serious problems when not staffed properly and it has been necessary for residents to report and resolve neighbourly issues themselves. Given the planning history of this project and the concerns residents have raised through the planning process - particularly around the issues of privacy and overlooking, it is unacceptable that this change is made. Pentad raised it to LBC at the end of June with plenty of time for the site team to revert to the approved drawings (which they should have been building to - LBC are currently in breach). We therefore object to this application and specifically to this change to the approved drawings and repeat our request that the windows are constructed to the current approved drawings, which have been extensively consulted upon, with the local community.
