

**From: Rosaleen and Rod Springett**  
**To: Planning Officer, Sam Fitzpatrick**  
**Re: application 2022/3694/P**  
**Sent: 17th November 2022** (originally sent 12/11/22)

Dear Mr Fitzpatrick.

### **Planning Application 2022/3694/P**

We are contacting you again because our initial response sent on 12th November has not appeared as a comment on the website. Please excuse the repetition.

We live at 45 Kingstown Street immediately opposite the proposed scheme and are, arguably, more affected by any disruption or visual change than any other resident of the street.

Despite this we are wholly supportive of the proposed scheme for the following reasons.

1. It appears to be considerate of the special character and heritage of these buildings and in fact strengthens their integrity by the removal of previous inappropriate interventions, namely the rather ugly garages and the dormer windows to the Lodge.
2. The architect has skilfully and creatively linked the two buildings, reinstating both the living and creative work spaces for which the properties were originally intended.
3. Kingstown Street will be improved by the simplicity of the new wall and by no longer needing the disruption of double garage access.

### **Our views on a few of the most common local objections**

#### **Disruption by work**

Every house built or converted in Kingstown Street has inevitably caused disruption in the past. Ours certainly did. The road will be blocked on occasions. It seems inappropriate and small-minded of neighbours to raise objections now, having been the cause of similar disturbances in the past.

The narrowness of Kingstown Street is a problem and residents, including the children, staff and parents of Auden Place Nursery, have to resort to walking in the road while the already narrow pavements are blocked by encroaching residents' vehicles and untrimmed hedges. It would seem sensible for the council to monitor these infringements on a permanent basis.

### **Digging Basements**

We have mixed feelings about this and realise it is a controversial subject. It has, however, become something of a knee-jerk reaction to object to every proposal involving a new basement. The proposed scheme seems to have taken the expert advice necessary to effect a safe construction.

Each submission is for the planners to study and decide on its merits rather than becoming the subject of a local witch-hunt.

### **The brick wall facing Kingstown Street**

This will replace the ugly garage facades and appears to be a continuation of the existing Manley Street elevation. We understand that the large climbing rose (we enjoy the view of this from our living room window) will be either retained or replaced to give some softening to the traditional brickwork.

### **The description of the applicants as developers**

Mr and Mrs Campbell-Lange are highly qualified architects and educators. To describe them as developers is, to our knowledge, erroneous. They have possibly been overly enthusiastic in supplying the local community with information about their scheme - but for the best of reasons.

### **Conclusion**

We support the scheme.

We accept and acknowledge that it will be our turn now to suffer a bit of disruption.

We applaud the architect's creativity in arriving at his solution and are hopeful that the Council's decision will be considerate of his professional ability and the expert standing of his clients.

**Rosaleen Springett**

**Rod Springett** M(des)RCA FRSA

