

**From:** David Blagbrough  
**Sent:** 08 December 2022 16:53  
**To:** Sam FitzPatrick  
**Cc:** Planning  
**Subject:** RE: 29 Stratford Villas Ref 2022/3487/P

Dear Sam

Many thanks for your e-mail. I have discussed your comments with my assessor who has made the following observations

1. The assessment was made on the basis of drawings that were available at the time prior to being updated at a later date
2. We note that in the revised drawings
  - a. the windows have been amended to remove the Crittall windows from all but the lower ground floor which regrettably is still there. What you did not refer to is our objection to the use of 'heritage' style windows with the 22mm wide 'Ovolo' pattern glazing bars. We suspect that the original glazing bars in the terrace were/are about 18mm wide with 'Lambs Tongue' pattern bars. A 4mm difference may not seem a lot but it is a 22% addition to width. Ovolo bars also give a shadow line internally, Lambs Tongue don't so the shadow also adds to the perception of width when looking out.
  - b. Section BB has been changed so that solar panels are now flat on the third floor roof extension
  - c. while the double doors in the infill extension are now timber, a Juliette balcony has been added which would of course disappear if the infill is refused.
3. The main thrust of your comments is around interpretation of Enforcement Strategy, clause 11. The Conservation Area is subject to an Article 4 direction which can further restrict the range of permitted development. Clause 11 may, as you suggest, refers primarily to permitted development rights but, even accepting that, we would argue strongly that it is very clearly stated and highlighted in the clause that new two storey rear extensions are

**not** permitted. Such guidance should be reflected in the assessment of a Conservation Area planning application

4. We would also argue that an 'infill' extension between the original three storey narrow extensions to the rear of 29 and 27 is unwelcome, further adding to the original rhythm of the terrace, and would still object to the development as it is contrary to the spirit of all guidance.

I hope this helps to explain our position.

Warmest regards

David

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Chair  
Camden Square CAAC