

**From:** Martyn White  
**Sent:** 11 December 2018 17:20  
**To:** Planning.Responses  
**Cc:** Anita Gardner  
**Subject:** LU/328/18/PL

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The current application is a revision of a previously approved scheme. The issue related to the change of use, and development has previously been accepted, and there is no reason to review this approach here.

Having reviewed the plans it is clear that there are a number of minor alterations have been made to the revised scheme, in order for it to be accurately drawn.

It is not clear what the materials are to be used for the stairs which service the roof terrace are

The structure which accommodates the stairs which service the roof garden appear to be substantial in size, especially when compared to the consented scheme. If it should be this size, the materials used to clad it should be such that its impact is minimised. Details of which should be provided to the council.

I note that reference is made to the removal of the upper ground floor south facing balcony and French windows within the Design and Access Statement. However, they still appear on the plans and it is not clear which approach is correct. I am of the opinion that the balcony and French windows should remain as part of the scheme, and would enhance the elevation.

I note that as part of the landscaping scheme that references to the railings have are to remain present. Is this correct? It is considered that they are an important feature of the street-scene and should be retained. The proposed landscaping works appear to be of a semi-formal nature which is appropriate for such a location.

As previously noted, the property is constructed in an attract brick bond that should be replicated as part of the proposal. Details, along with a sample panel of the bond and quoining details should be provided by way of condition.

The rooflights should also be of conservation standard so as to reflect the character of the building and the local area.

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