

Comment on a planning application

Application Details

Application: 24/1601/HOT

Address: 1 - 2 The Hermitage Richmond

Proposal: ROOF EXTENSION OVER NO.1 & NO.2 THE HERMITAGE, MATCHING NEIGHBOURING EXTENSIONS IN MATERIAL AND FORM.

Comments Made By

Name: Mr. James Carter

Address: 1 The Hermitage Richmond TW10 6SH

Comments

Type of comment: Support the proposal

Comment: As the owner and resident of no.1 The Hermitage I would like to respond to Martin Crimp's observation.

In his observation, Mr Crimp made several factually incorrect statements and reached conclusions which are not supported by the facts.

Firstly he states that "London Atelier (page 3) mistakenly believe that other properties in the street have "roof extensions" which set a precedent."

There is nothing mistaken in this statement by the architect - it is a matter of public record, as noted by the council during the pre-application process, that 8 out of the 12 houses on this side of the street have had mansard extensions added to them at various different times. The most recent pair of houses converted were no.3 and no.4 which were done in the early 2000s as recorded by the council. Some of the people that have lived on the street since before that time and still actually live here, unlike Mr Crimp, can also confirm that is the case. David Mathers from no.17, who has lived here since 1996 confirms it in his letter of support. There is a clear and recent precedent.

Mr Crimp states that "the 4-storey dwellings — numbers 3 to 10 — are deliberately bookended by the 3-storey dwellings that constitute numbers 1 & 2 and 11 & 12."

Given that mansard extensions have been added through the 20th century and the most recent conversion was done in the early 2000's, the current " book-ended symmetry" of the street is clearly a coincidence which for the larger part of the street's history has not been the case. Furthermore, it isn't even visible - you cannot stand back far enough at any point on the street to really see the full street's symmetry. What you can see very clearly as you walk up the street is the abrupt change in height between Nos. 1 & 2, and Nos. 3 & 4. It is irrefutable that adding a well designed and sensitive mansard extension to 1 & 2 will further harmonise the roof heights of numbers 1-12.

The extension adds accommodation, which is badly needed in London and throughout the country. It does it in a way that is sensitive to the local context and has widespread support from street residents. The new design takes into account the feedback received from the planning office including maintaining the lower roof height over the side part of no.1 which maintains the side facade and softens the end of street view. The architect, planning consultant and owner have worked constructively with the council to reach a sympathetic and satisfactory design and ultimately the application should be supported by the council.