

## **PLANNING APPLICATION PUBLIC COMMENT**

Application number: PP/17/07888  
Site Address: 132B Fulham Road, LONDON, SW3 6HX  
Proposal: Demolition of dwelling house and erection of a two storey 2-bedroom detached house with subterranean development

**Comment received:** TO WHOM IT MAY CONCERN - ref 132B Fulham Road application PP/17/07888

The present 132b building in view of my apartment has a 19th Century style mansard roof with Victorian dormer windows and period red brick which is entirely suitable as a discreet lodge nestling between 35-37 Cranley Gardens and Georgian town houses. We are situated in a 19th Century conservation area with each property being maintained to harmonise the established setting. In 1986 when alterations were carried out on 132b to convert it to a separate dwelling, RBKC imposed a condition: "all new external finishes shall be carried out in materials that match the existing facing work and the mansard roof slopes shall be clad in natural slate."

Within a conservation area, these recommendations should be as relevant today so I must object to the demolition of the present 132b building for a modern replacement which has no visual connection with its environment and will unfavourably draw attention.

Apart from the unsuitable appearance, full height glazing towards 35-37 Cranley Gardens, and skylights which will reduce privacy and direct artificial to my property and those of neighbours.

The substantial basement adds around 80% to living accommodation, all of it subterranean and therefore low grade. Again I refer to RBKC's conditions on the previous 1986 consent: "the erection of any future addition or extension would result in an overdevelopment of this restricted site."

As to the structure, there are risks with a project of such complexity, success being reliant on the skill and integrity of a workforce which cannot be guaranteed. From pre-application advice it is noted that the last submission (November 2016) did not proceed from concerns over the proximity of this excavation to the listed building 132 and applicants have only moved away marginally. 35-37 Cranley Gardens is a seven story mansion terrace resting on 19th Century foundations.

With a building programme of almost two years, this testifies to the impracticality of undertaking such a project with extremely limited site access at an exceptionally busy location. There are two bus

stops nearby (one directly opposite the site), four way traffic lights and the main access routes to three large hospitals (within 0.4 miles) and a fire station. The disruption to traffic flow due to skips and parked lorries to replace a single private dwelling which does not provide public, environmental or social advantage is disproportionate and not acceptable.

Sent by:

Clive Schlee

35-37 Cranley Gardens  
London

Date of Comment:  
Comment type:

SW7 3BD  
28/01/2018 13:35:06  
Objection