



Wilbraham Associates Limited

Chartered Town
Planning Consultants

Mr D Shorland
The Planning Inspectorate
Room 3/07 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Our Reference: LW/Broderick/mep
Your Reference: APP/K5600/A/04/1159066

25 October 2004

Dear Mr Shorland

Appeals by Mr J Queded – 25 Gilston Road – London

Thank you for the copy of the Council's statement in connection with the above appeal. I would like to make the following comments thereon and have referred specifically to the paragraph numbers in the statement.

Para 7.1 – whether the extensions carried out in the 1980s accord with the policies in the current UDP is irrelevant. They exist and an assessment now needs to be made as to whether the proposed extension accords with the advice in the UDP.

Para 7.2 – it can be seen from the photographs at appendix 3 of the Council's case, and in the report accompanying the planning application, that approximately 75% of the original rear elevation of 25 Gilston Road has been lost by the lower ground and ground fall extensions together with the first and second floor extension. A similar situation exists insofar as no. 25 is concerned.

Para 7.3 – numbers 25 and 26 Gilston Road do not form a pair of identical houses as far as the rear elevations are concerned. Those differences are

18a Regent Place, Rugby,
Warwickshire CV21 2PN
T: 01788 562233
F: 01788 540640

E: info@wilbrahamassociates.co.uk

Registered Office: as above
Registered in England No. 04469558
Director: L. Wilbraham
Company Sec: S. J. Wilbraham

crucial to consideration of the appeal proposal. We do not accept that the pair of houses *'retains a balanced and broadly symmetrical appearance'* as far as the rear elevation is concerned.

Para 7.7 – we disagree with these comments.

Para 7.8 – it is not proposed to use double glazed windows in the extension.

Para 7.11.3 – there is no *'even rhythm of rear additions'* on this part of Gilston Road and furthermore the proposal is not for a full width extension.

Para 7.13 – the proposed extension would not be visible from any public advantage points whatsoever. Insofar as the extension would reflect the vertical nature of the existing building and neighbouring buildings would not be intrusive, it would preserve the character and appearance of the conservation Area.

I enclose two copies of the letter as requested.

Yours sincerely

A handwritten signature in black ink, appearing to read 'L Wilbraham', with a stylized flourish at the end.

Laurence Wilbraham

Encl.