

From: [REDACTED]
Sent: 10 April 2022 17:46
To: Planning
Subject: Planning Application 3/2022/0136 - Back Brennand Street
Attachments: IMG_3293.jpg



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Dear Sirs,

Please ignore my previous email on this subject as it was sent incomplete and in error.

I have no objection in principle to the proposed conversion as long as the plans are sympathetic to the surrounding properties, that the construction work for any conversion is completed to a high standard and that there is due recognition of the fact that the property is situated in a designated conservation area.

However, in terms of the current proposed plans I do have two significant concerns regarding the proposal to change the existing roofline on the north elevation which incorporates a raised flat roof within the existing pitched roof structure. My concerns about this aspect of the plans are as follows:

1. The proposed plans will have a significant, negative visual impact on the roofline of the existing buildings, particularly when approached from the Church Close end of the street. This goes against the stated objectives of conserving the character and appearance of a designated conservation area.
2. The building which is the subject of the planning application and the adjacent B K Cowperthwaite building were constructed at the same time and as a single structure. As such there is no clear point on the external walls where the first building ends and the second building starts, the two buildings share an internal upper dividing wall (which may well be of single brick construction) and there is a contiguous run of slates on the roof which services both buildings. I believe that the proposal to create a raised flat roof structure at the junction between the two buildings will compromise the integrity of the roof structure in this area and will lead to future water ingress issues for both properties. Whilst there has been some sagging to the existing roof timbers adjacent to the internal upper dividing wall, this has not resulted in any current or historic issue with water ingress at the roof level on the B K Cowperthwaite building and in many respects the sagging of the roof timbers adds to the character and appearance of the buildings.

I believe that the inclusion of the raised flat roof is mainly required because the proposed entry to the upper floor flat is situated at the lowest point of the eaves to the western end of the north elevation of the building. If the access to the upper floor flat was moved to the highest point of the eaves on the eastern end of the north elevation, or on to the eastern elevation itself, then the existing roofline would be maintained and both of the issues raised above would be resolved.

I trust that I have expressed my concerns clearly concisely and that you will feel able to give them due consideration when considering the subject planning application.

Yours sincerely



Sent from my iPad