From: Peter Barnett
Sent: 17 July 2019 14:53
To: Anthony Foster
Subject: AWDM/0636/19 - Old Town Hall

Flag Status: Flagged

Dear Anthony

I have discussed this proposal with our Design and Conservation Officer and there are a number of concerns that we have with the scheme.

Overall, the proposal is considered to be an overdevelopment of the site and I regret that I cannot support the application. The size and number of balconies is one area of concern. The projection of the ground and first floor balconies over the forecourt at the rear is not considered to be acceptable in visual terms. They are also likely to have an adverse impact on the residential amenities of the occupiers of Malthouse Cottage immediately to the east.

That property is also likely to be adversely affected by the first floor extension over the existing terrace, being so close to the boundary with the site.

The second floor extension is also considered to be too large and has an awkward appearance, jutting out beyond the roofslope. Incidentally, this side projection of the second floor is not shown on the North Elevation.

The extensions at the rear lack a uniformity in the use of materials and some fenestration is of poor design. There also appear to be unnecessary changes to the windows at the front of the building.

Parking seems to be limited to the narrow strip of land around the side and rear of the building. Is the car park to the east no longer to be provided for the future residents?

In light of these numerous concerns I do not see a benefit in negotiating amendments to the scheme and would instead recommend that the application is withdrawn.

Regards

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